

**CITY OF SAN ANTONIO**  
**Zoning Commission Agenda**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**August 20, 2002**  
**Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations for August 20, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of August 6, 2002 minutes.
7. Z2002133-S Rita Brown, 21756 & 21750 Hardy Oaks. *(City Council 9)*
8. Z2002143 Andres Rosas, 7280 UTSA Boulevard. *(City Council 8)*
9. Z2002055 Jerry Arredondo, 2969, 3011 & 3023 Nacogdoches Road.  
*(City Council 10)*
10. Z2002090 C Trend Land Development, Inc., 2379 N. E. Loop 410. *(City Council 10)*
11. Z2002097 Jerry Arredondo, N. W. Loop 1604 & Addersly Drive. *(City Council 8)*
12. Z2002101 Ignacio Mendoza, 116 S. Richter Street. *(City Council 5)*
13. Z2002108 Jerry Arredondo, 211, 219 & 225 Moberly and 1418 & 1424 West Summit Avenue. *(City Council 1)*
14. Z2002123 Robert Shearer, 2400 Austin Highway. *(City Council 10)*

15. Z2002126 S Westover Hills Development, Inc., Southwest corner of Military Drive West & North Ellison. *(City Council 6)*
16. Z2002130 C Kathryn L. Kelly, 5819 Champlain. *(City Council 10)*
17. Z2002132 Philip Calderon, 211 Babcock. *(City Council 7)*
18. Z200136 Hillstar Investments, Ltd., Southwest Loop 410 @ Stated Highway 16 South. *(City Council 4)*
19. Z2002137 Hillstar Investments, Ltd., Southwest Loop 410 & East of Somerset Road. *(City Council 4)*
20. Z2002140 Westover Hills Development, Inc., West Military Drive @ Rousseau Street. *(City Council 6)*
21. Z2002144 John Saunders, Heath Road & Grissom Road. *(City Council 7)*
22. Z2002145 John Saunders, Bandera Road & Preservation Drive. *(City Council 7)*
23. Z2002146 David Olle, Bluffcreek Drive @ Bluffdale. *(City Council 8)*
24. Z2002148 Big Fish Development, Meadow Way Drive, south of Meadow Trail. *(City Council 6)*
25. Z2002149 Lancaster Development Co., Timber Path @ Timberwilde. *(City Council 6)*
26. Z2002151 Kaufman & Associates, Inc., Eisenhower Road & Walzem Road. *(City Council 2)*
27. Z2002152 FAMCO Construction, Inc., South on Medina Base Road, East of Palm Valley Drive. *(City Council 4)*
28. Z2002154 S Jack in the Box, Inc., 7100 San Pedro Avenue. *(City Council 9)*
29. Z2002155 City of San Antonio, 475 – 479 East Magnolia Avenue. *(City Council 1)*

### **3:00 Public Hearing**

30. Z2002131 City of San Antonio, Frio City Road at Brazos. *(City Council 5)*
31. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
32. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

**FINAL**

# CASE NO: Z2002055

**Date:** August 20, 2002

Continuance from April 16 and July 16, 2002

**Council District:** 10

**Ferguson Map:** 551 F 6

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Phil Jagge, Myrtle Steinbring, Ethel Loitz

**Zoning Request:** From "R-4" Residential Single Family District and "O-2" Office District to "C-2" Commercial District.

**Property Location:** Lot 20, Block 1, NCB 13146 and Lots 6-E, 6-D Block 1, NCB 12098  
2969, 3011, & 3023 Nacogdoches Road

**Proposal:** Develop Neighborhood Retail

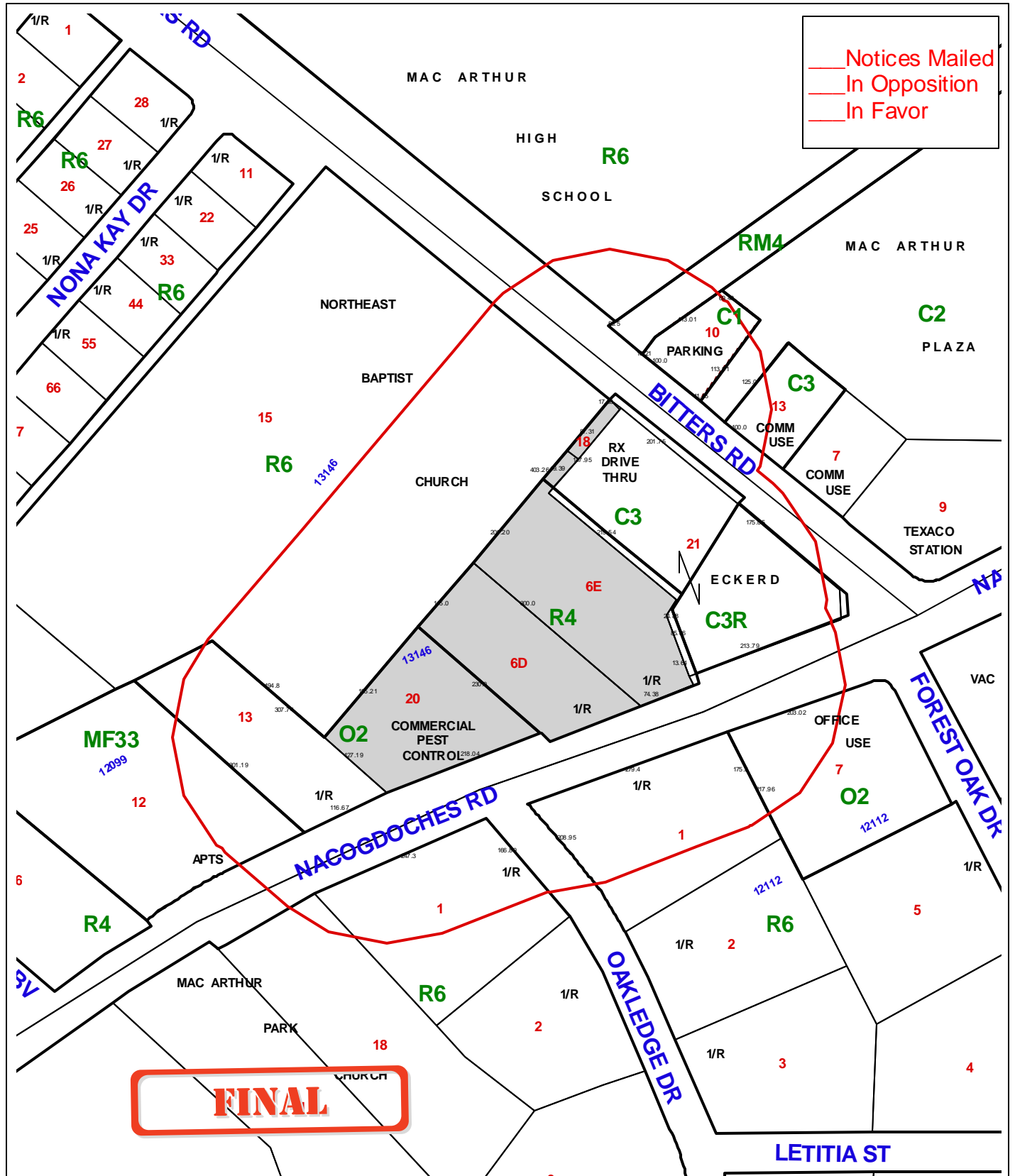
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval

The subject property fronts on Nacogdoches Road, a secondary arterial on the Major Thoroughfare Plan. The subject property currently has "C-3" and C-3R" zoning to the east, "O-2" zoning to the west and "R-6" zoning to the north and south. The requested zoning is compatible with the existing office and commercial developments that are adjacent to the subject property, furthermore, the Aviation Department's review meets the requirements established by the Federal Aviation Regulation Part 150 as compatible use.



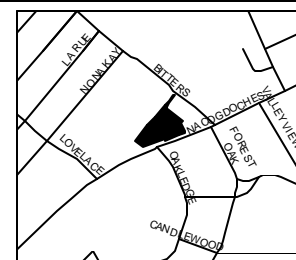
## ZONING CASE: **Z2002-055**

City Council District NO. 10  
 Requested Zoning Change  
 From: "R-4,O-2" To: "C-2"  
 Date: MAY 7, 2002  
 Scale: 1" = 200"

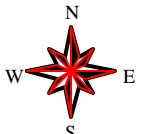
 Subject Property

 200' Notification

C:\APR\_16\_2002



T-10



**FINAL**

# CASE NO: Z2002090 C

**Date:** August 20, 2002

Continuance from May 21, June 18 and July 16, 2002

**Council District:** 10

**Ferguson Map:** 552 B 7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

Trend Land Development, Inc., Cathie E.  
Buxie

Trend Land Development, Inc.

**Zoning Request:** From "C-2" Commercial District and "C-3" Commercial District to "C-2 C" Commercial District with a Conditional Use for long term parking of Recreational Vehicles.

**Property Location:** North 537.8' of Lot 5, NCB 13868  
2379 N.E. Loop 410

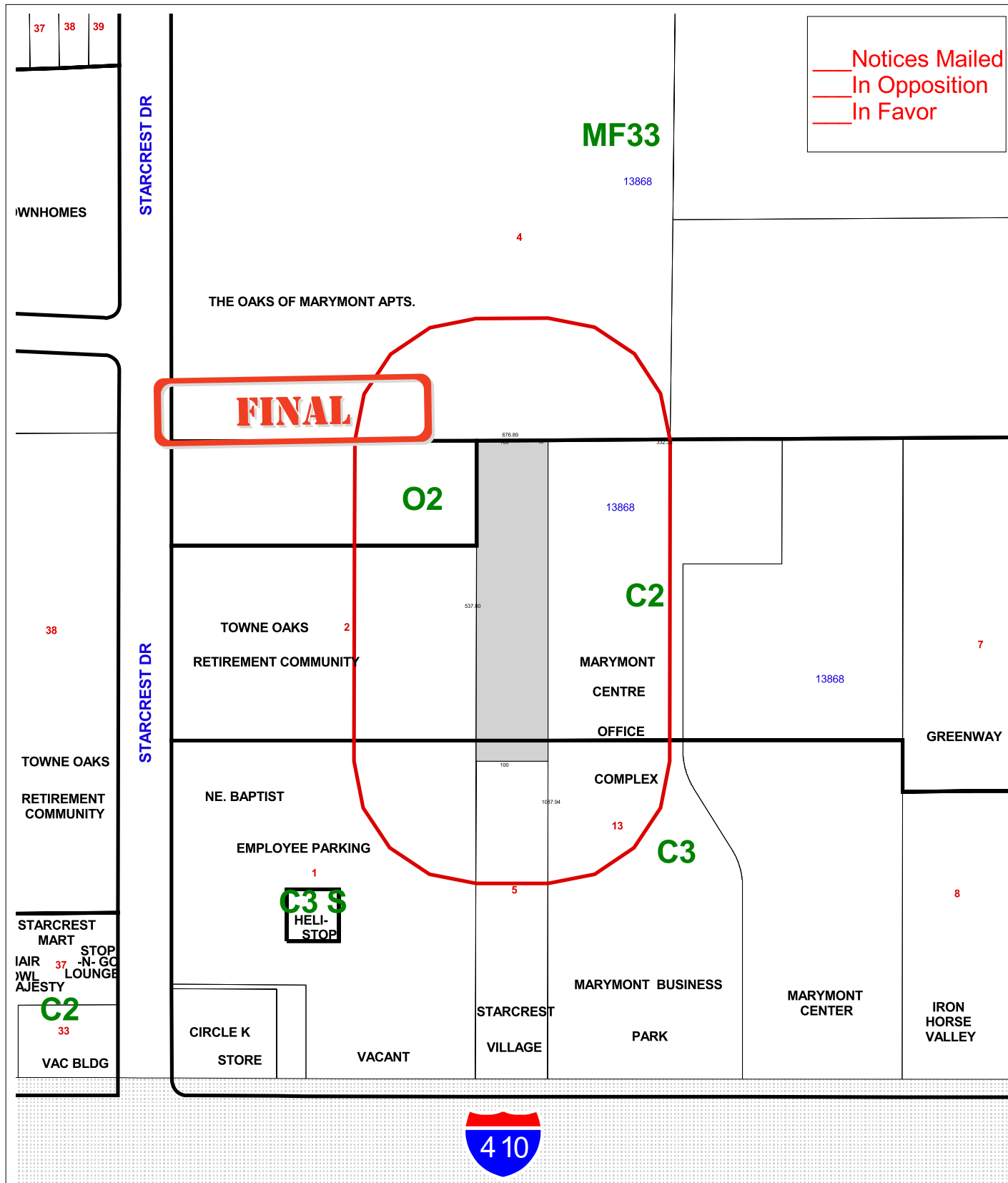
**Proposal:** To obtain a condition use permit for long term parking of Recreational Vehicles, i.e. campers, boats and motorized recreational vehicles.

**Neighborhood Association:** None

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and is zoned "C-2" and "C-3". "MF-33" zoning lies north of the subject property and developed properties west, east and south are zoned for commercial uses. The "C-2 C" request is compatible at this location. Staff recommends the following conditions: Lighting shall be directional so as to not offend the nearby residences to the north and a 6' solid screen fence to be built along the north and west property lines.

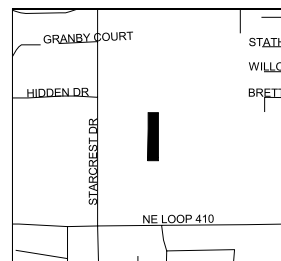


## ZONING CASE: Z2002-090

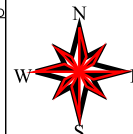
City Council District NO. 10  
 Requested Zoning Change  
 From: "C-2" To: "C-2C"  
 Date: MAY 21, 2001  
 Scale: 1" = 250"



J:\MAY\_21\_Z2002\_085b



T- 10



**FINAL**

# CASE NO: Z2002097 C

**Date:** August 20, 2002

Continued from June 18, July 16 and August 6, 2002

**Council District:** 8

**Ferguson Map:** 546 F4

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Unicor, Inc., Carl Gamboa, President

**Zoning Request:** From "R-6" Residential Single-Family District to "C-2 NA C" Commercial Non Alcoholic Sales District with a Conditional Use for auto sales.

**Property Location:** Parcel 7, NCB 15664  
NW Loop 1604 and Addersly Dr.

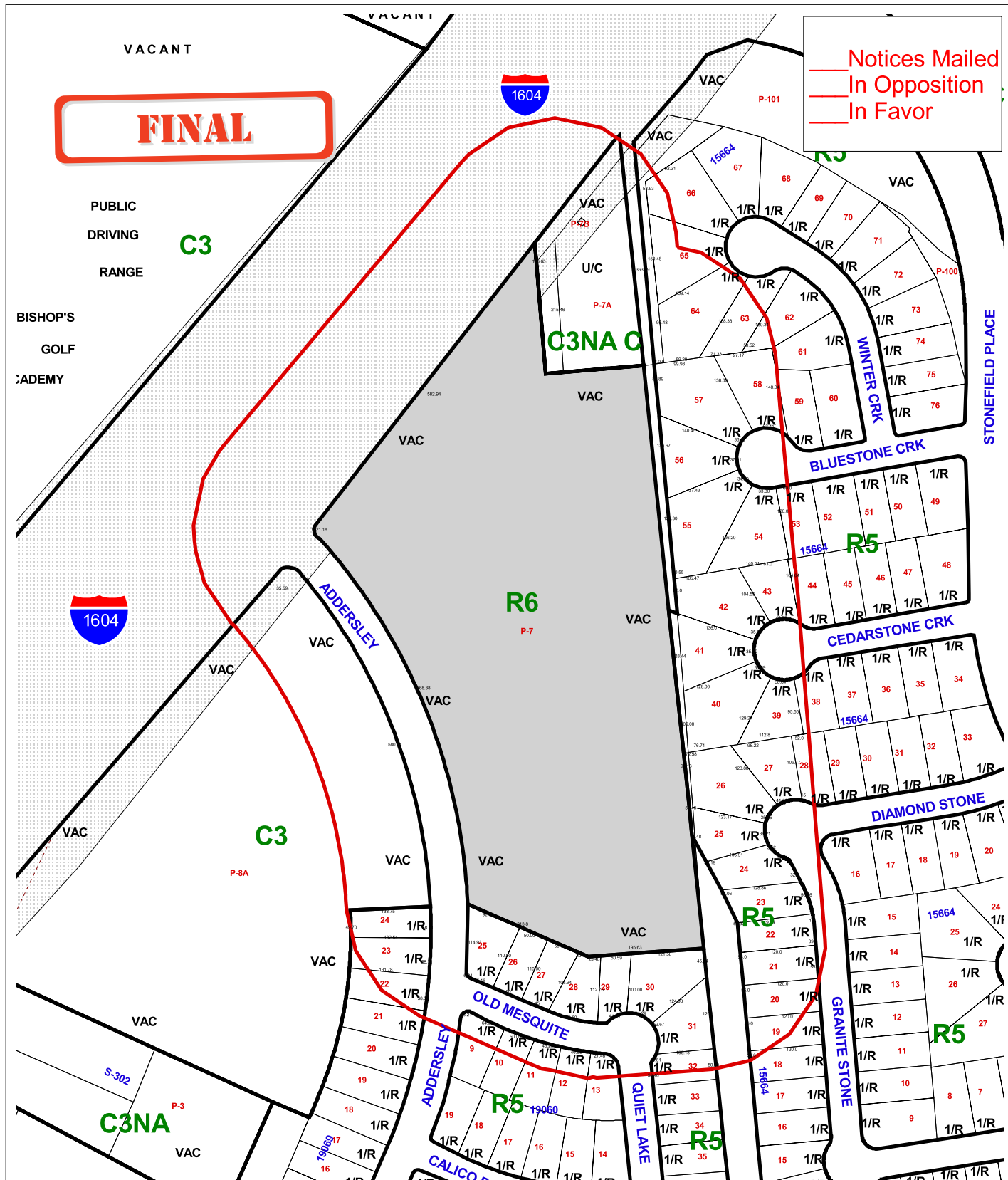
**Proposal:** To Develop the Property as Business/Retail and Automotive Sales

**Neighborhood Association:** Braun's Farm Neighborhood Association

**Traffic Impact Statement:** A Level 1 Traffic Impact Analysis has been completed.

**Staff Recommendation:**

Denial. Northwest Community Plan recommends Single Family Residential Land Use at this location (reference Land Use Map, page 3). The requested zoning is incompatible with the existing residential zonings directly adjacent to the subject property.



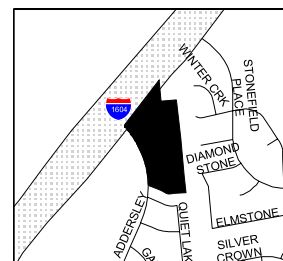
## ZONING CASE: Z2002-097

City Council District NO. 8  
 Requested Zoning Change  
 From: "R-6" To: "C-3"  
 Date: July 16, 2002  
 Scale: 1" = 250"

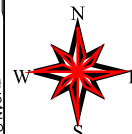
Subject Property

200' Notification

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T-16





**FINAL**

# CASE NO: Z2002101

**Date:** August 20, 2002

Continuance from June 18 and July 16, 2002

**Council District:** 5

**Ferguson Map:** 616 C5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Ignacio Mendoza

**Owner Name:**

Ignacio Mendoza

**Zoning Request:** From "C-2" Commercial District to "C-3" Commercial District.

**Property Location:** Lots 11 & 12, Block 1, NCB 2306

116 S. Richter St

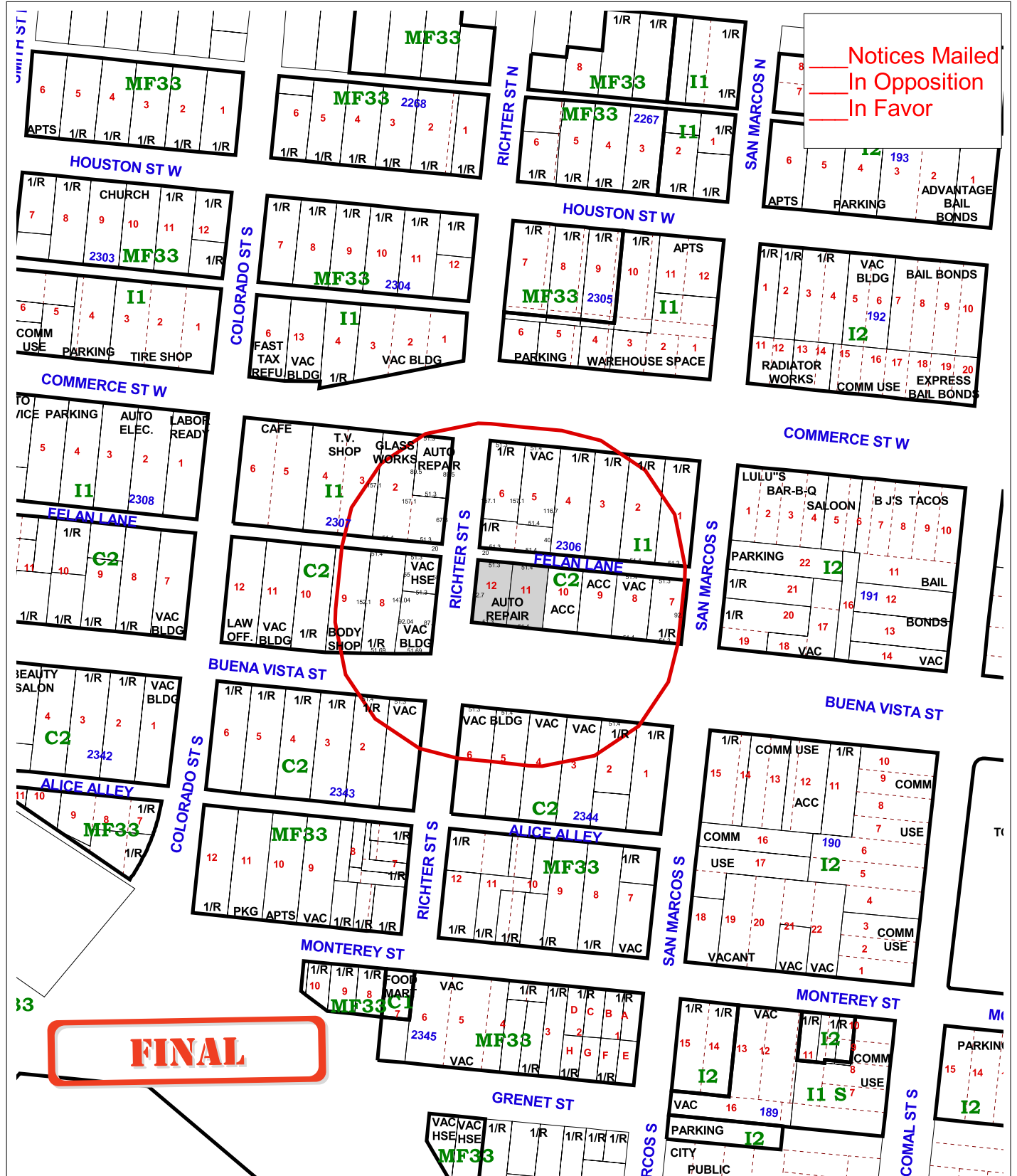
**Proposal:** To obtain a new certificate of occupancy and continue operating auto repair shop.

**Neighborhood Association:** Prospect Hill Neighborhood Association

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Denial The Downtown Neighborhood Plan designates this area for Residential Use. The property is an existing auto repair business that is currently zoned "C-2" and is located on the corner of Richter Street and Buena Vista Street, which is a primary arterial on the Major Thoroughfare Plan.



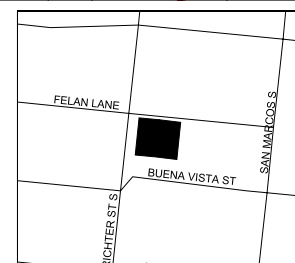
## ZONING CASE: Z2002-101

City Council District NO. 5  
 Requested Zoning Change  
 From: "C-2" To: "C-3"  
 Date: AUG. 20, 2002  
 Scale: 1" = 200"

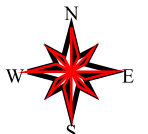
Subject Property

200' Notification

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T-20



**FINAL**

# CASE NO: Z2002108 S

**Date:** August 20, 2002

Continuance from June 18, July 16, and August 6, 2002

**Council District:** 1

**Ferguson Map:** 582 B-8

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

Jerry Arredondo

**Owner Name:**

Dean Foods/Southern Foods Group L.P. (aka Oak Farms)- Hugo Andrade

**Zoning Request:** From "R-4" Residential Single Family District and "C-3R" Commercial District Restrictive Alcoholic Sales to "I-1 S" General Industrial District with a Specific Use Authorization for bottling and processing of milk and cream products.

**Property Location:** Lots 4, 5, 13, 14, 15, 16, 17, 18, 19, 20, and 21, Block 1, NCB 3243  
211, 219, & 225 Moberly and 1418 & 1424 West Summit Avenue  
Between Fredericksburg Road and IH-10 expressway, north side of Moberly

**Proposal:** For the expansion of the adjacent dairy & ice cream plant

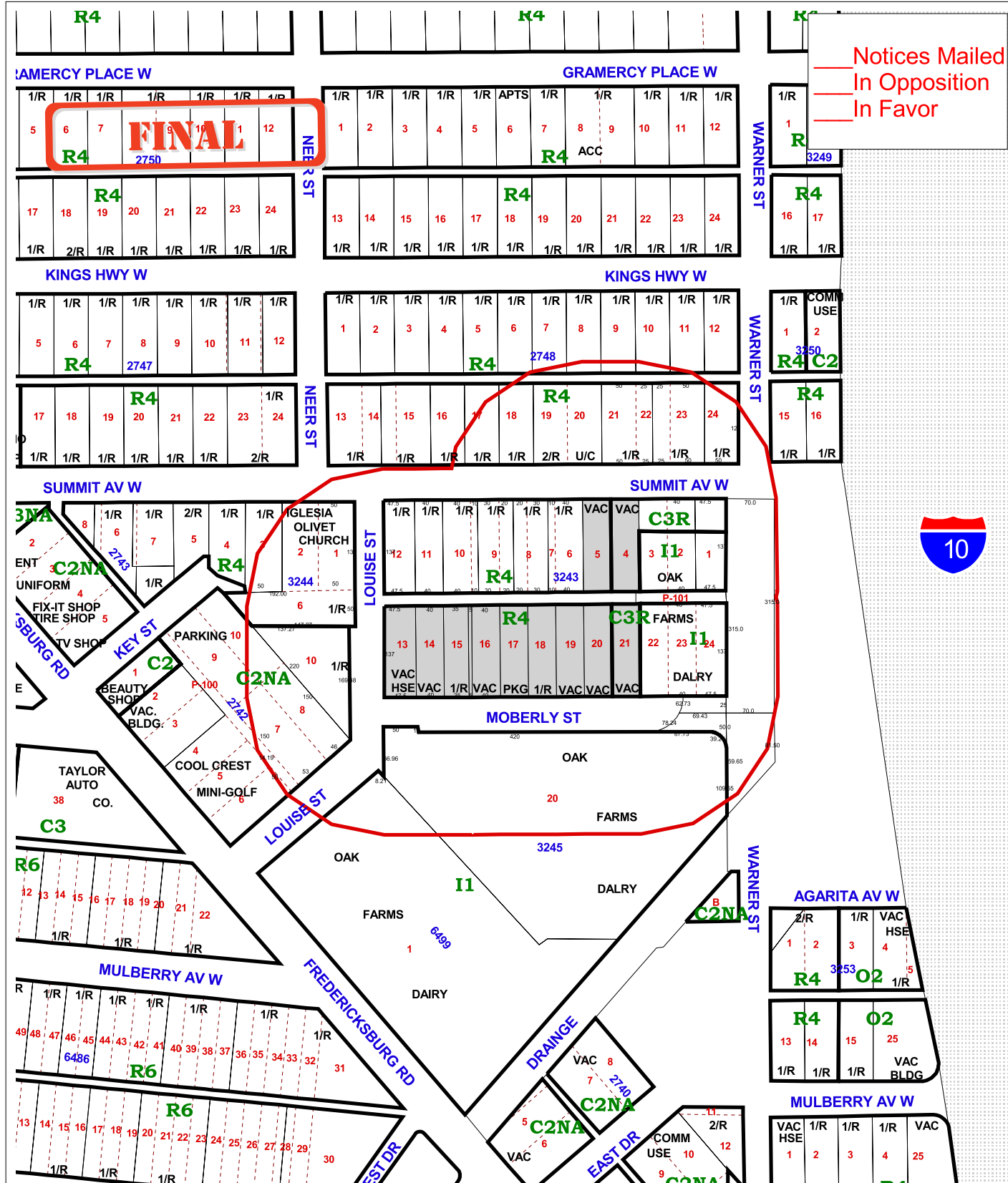
**Neighborhood Association:** Los Angeles Heights Neighborhood Association; Near Northwest Community Plan

**Traffic Impact Statement:** A Traffic Impact Analysis is not required.

**Staff Recommendation:**

Approval, contingent on City Council approval of an amendment to the proposed land use on the subject property by the Near Northwest Community Plan, for which Planning Commission has recommended "Light Industrial". Approval of this zoning request is appropriate with the following conditions:

1. A 33 foot landscaped buffer shall be maintained along the rear property line that is parallel to Moberly Street. In addition to and as a part of meeting the landscaping requirements for a type "D" buffer, the 33 foot landscaped buffer should consist of canopy type evergreen trees spaced every 25 feet along the baffle wall. The trees shall be a minimum of ten (10) feet in height when planted and should reach a minimum of twenty-five (25) feet in height upon maturity.
2. A 12 foot baffle wall shall be erected and maintained with climbing vines to improve the aesthetic quality of the wall along the southernmost extent of the buffer. The baffle wall shall also extend along the west property line of lot 13, Block 1, NCB 3243 along Louise Street. The existing wall (along Summit Avenue and the west boundary of lot 5) shall be maintained as described above. The baffle wall shall be designed to reflect noise back into the Oak Farms property.
3. Primary ingress/egress the site shall be from the IH-10 expressway. The Fredericksburg Road entrance should be open only to non-commercial and emergency vehicles.
4. Lighting shall be placed within the landscaped buffer and directed in a manner that promotes the safety of the surrounding residences.



**FINAL**

# CASE NO: Z2002123

**Date:** August 20, 2002

Continuance from July 16, 2002

**Council District:** 10

**Ferguson Map:** 584 D1

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Robert A. Shearer

**Owner Name:**

Grover C. Cain & Sally Wood Cain Trusts Mildred  
Cain Bethea, Trustee

**Zoning Request:** From "R-5" Residential Single-Family District to "C-3" Commercial District.

**Property Location:** Lot C, NCB 12180

2400 Austin Hwy.

The southside of Austin Highway at Perrin-Beitel Road

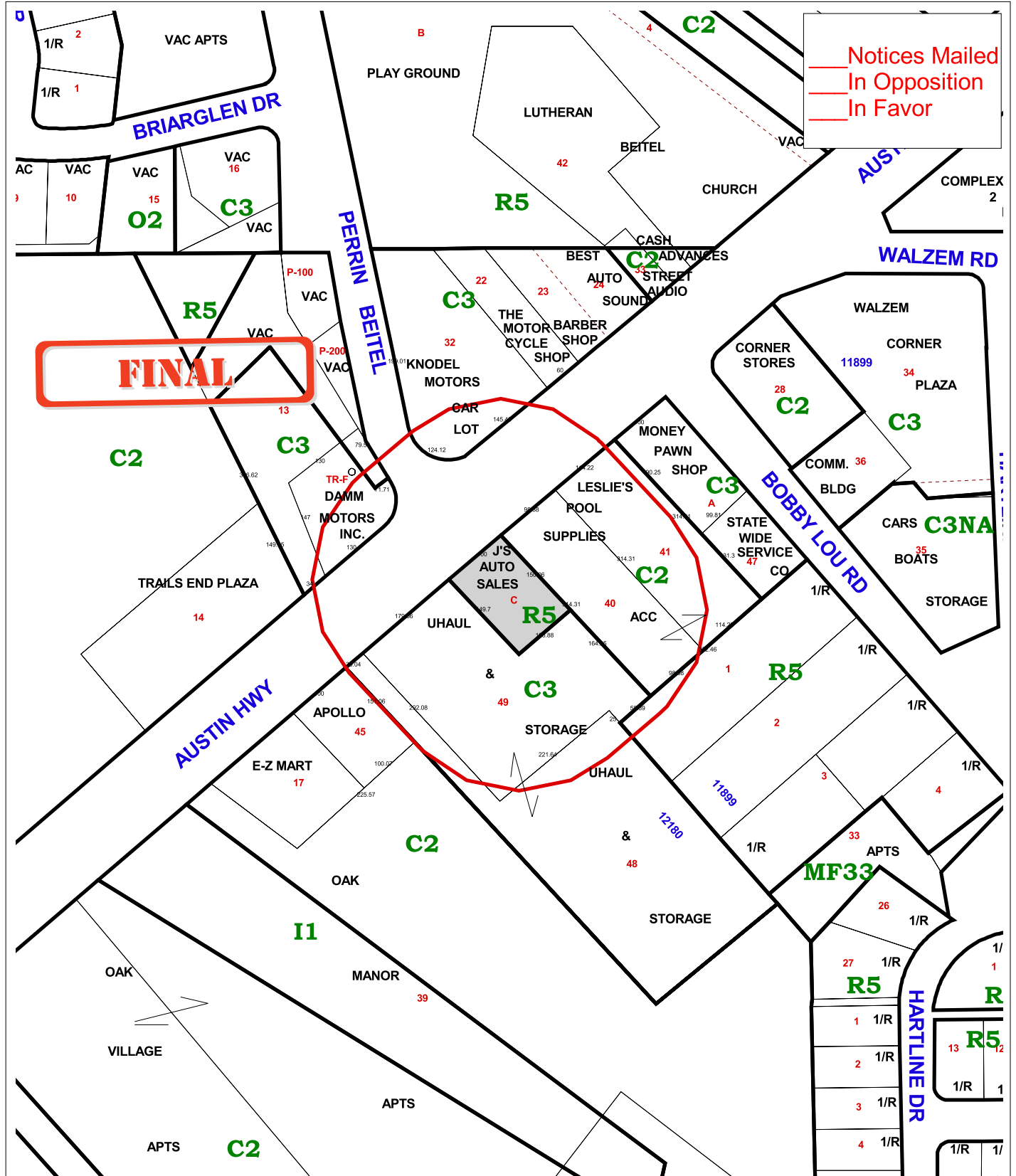
**Proposal:** To permit a used auto dealership

**Neighborhood Association:** Village North One Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. This site is an existing used car lot. The site is located at the intersection of two major arterials (Perrin-Beitel and Austin Highway). The site is surrounded by "C-2" and "C-3" zoning and uses.



**FINAL**

# CASE NO: Z2002126 S

**Date:** August 20, 2002

Continuance from July 16, 2002

**Council District:** 6

**Ferguson Map:** 612 D 2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

Westover Hills Development, Inc.

Westover Hills Development, Inc.

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" Commercial District on 1.14 acre tract of land out of NCB 34393 and From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District on 14.622 acre tract of land out of NCB 34393

**Property Location:** 15.762 acre tract of land out of NCB 34393  
SW corner of Military Drive West and North Ellison

**Proposal:** Commercial uses and high density single family residential

**Neighborhood Association:** None

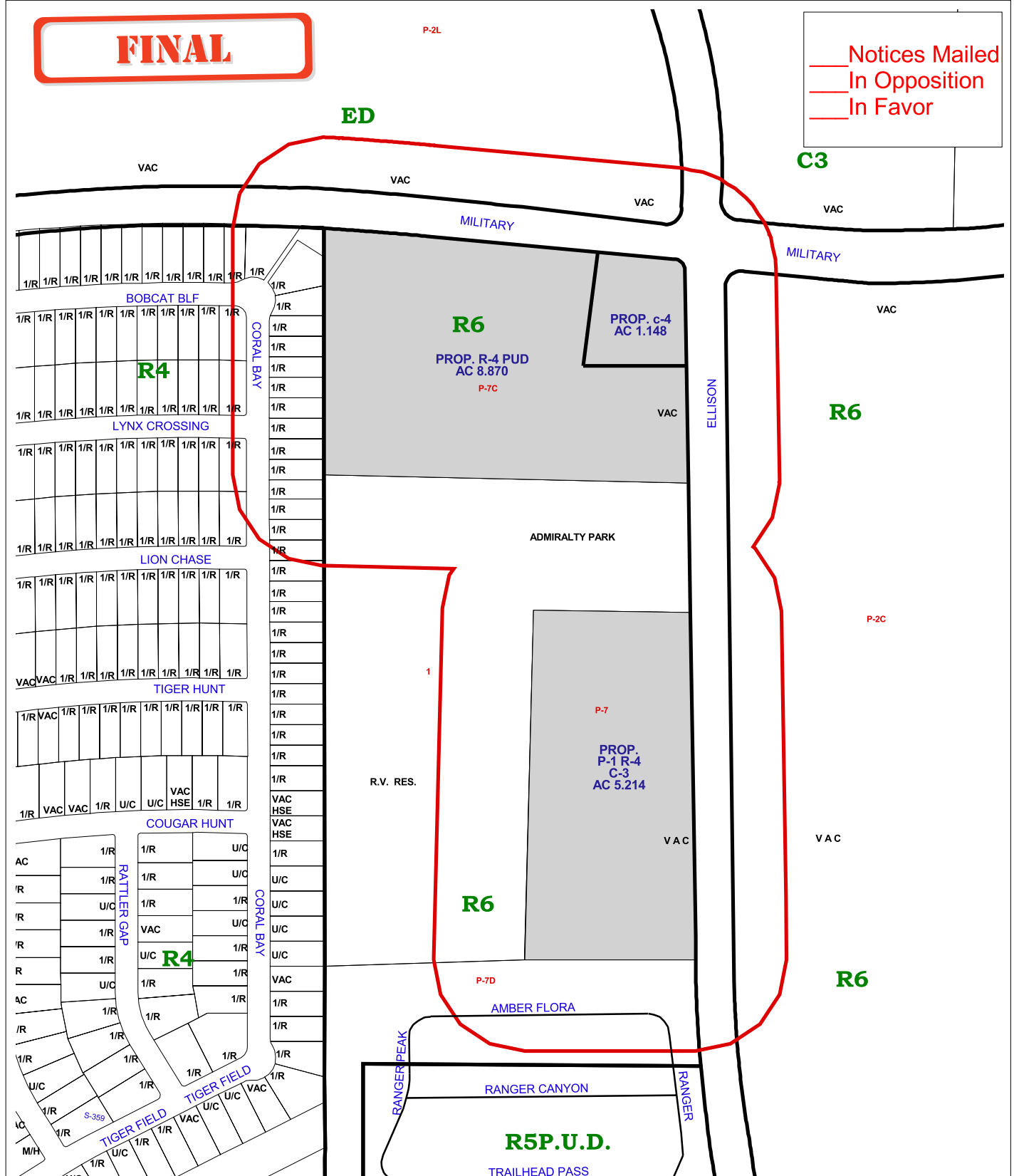
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and approval of "C-2 S" on 1.14 acres and Approval of "R-4 PUD" on 14.622 acres. The request of "C-3" on the southwest corner of North Ellison Drive and Military Drive West is inappropriate at this location. "C-3" zonings are encouraged at the intersections of major freeways. The "C-2 S" proposal for a Specific Use Authorization for a gas station with an automatic car wash is compatible and will not adversely affect the surrounding area. The request of "R-4 PUD" on the remaining 14.622 acres are appropriate at these locations, furthermore residential zoning and uses surround the properties and are consistent and compatible with the areas. However, the proposed development must meet the PUD requirements and must require approval by the Planning Commission.

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



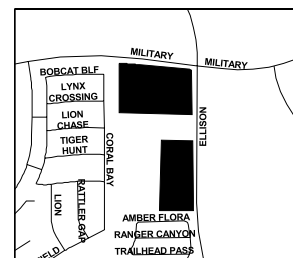
## ZONING CASE: **Z2002-126**

City Council District NO. 6  
Requested Zoning Change  
From: "R-6" To: "P-1 R-4,C-3"  
Date: AUG. 20, 2002  
Scale: 1" = 300"

 Subject Property

 200' Notification

C:\JUL\_16\_2002\_3



T-15  
D-2  
p.612





**FINAL**

# CASE NO: Z2002130 C

**Date:** August 20, 2002

Postponed from July 16, 2002

**Council District:** 10

**Ferguson Map:** 553 B2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Kathryn L. Kelly

**Owner Name:**

Kathryn L. Kelly

**Zoning Request:** From "R-6" Residential Single-Family District to "R-6 C" Residential Single-Family District with a Conditional Use for Educational and Tutoring Services.

**Property Location:** Lot 33, Block 29, NCB 16695

5819 Lake Champlain

**Proposal:** To allow for educational/tutoring services

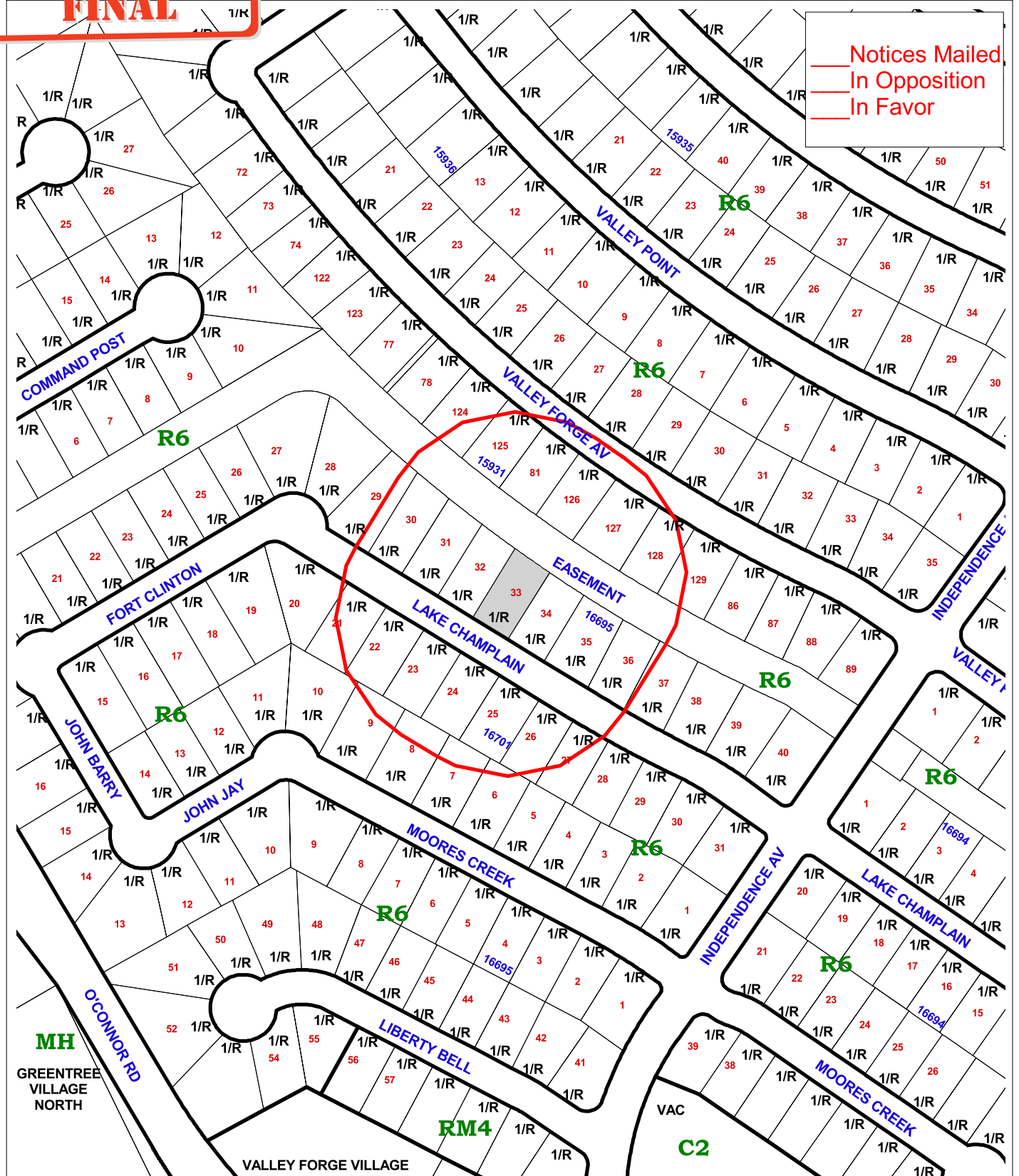
**Neighborhood Association:** Valley Forge Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The surrounding area is strictly residential in character. The proposed use is not geared for the use of the area residents. Introduction of commercial uses in a single family subdivision is not appropriate.

**FINAL**



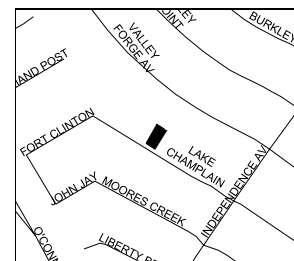
## ZONING CASE: Z2002-130 C

City Council District NO. 10  
Requested Zoning Change  
From: "R-6" To: "R-6"  
Date: AUG. 20, 2002  
Scale: 1" = 200"

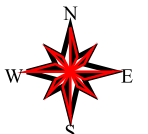
Subject Property

200' Notification

c:\jul\_16\_2002\_2



T-10



**FINAL**

# CASE NO: Z2002131

**Date:** August 20, 2002

Continued from July 16, 2002

**Council District:** 5

**Ferguson Map:** 616 B8

**Case Manager :** Brandon Ross 207-7442

**Applicant Name:**

City of San Antonio

**Owner Name:**

Multiple Property Owners

**Zoning Request:** From "MF-33" Multi-Family District, "I-1" General Industrial District, and "I2" Heavy Industrial District to "R-4" Residential Single-Family District (as per exhibit map).

**Property Location:**

Frio City Road @ Brazos Street

(1) An area generally bounded by Laredo Street to the north, Brazos Street to the east, Frio Road to the southeast, Brady Boulevard to the south, Calaveras Street and Navidad Street to the west.

(2) An area generally bounded by and including lots on Pendleton Street to the north, IH 35 to the east, Oriental Avenue to the south, San Jacinto to the west, and Frio Road to the northwest.

(3) Lots on Urrutia and Dorris Street lying to the west of Zarzamora Street.

**Proposal:** Properties are incompatible with current zoning

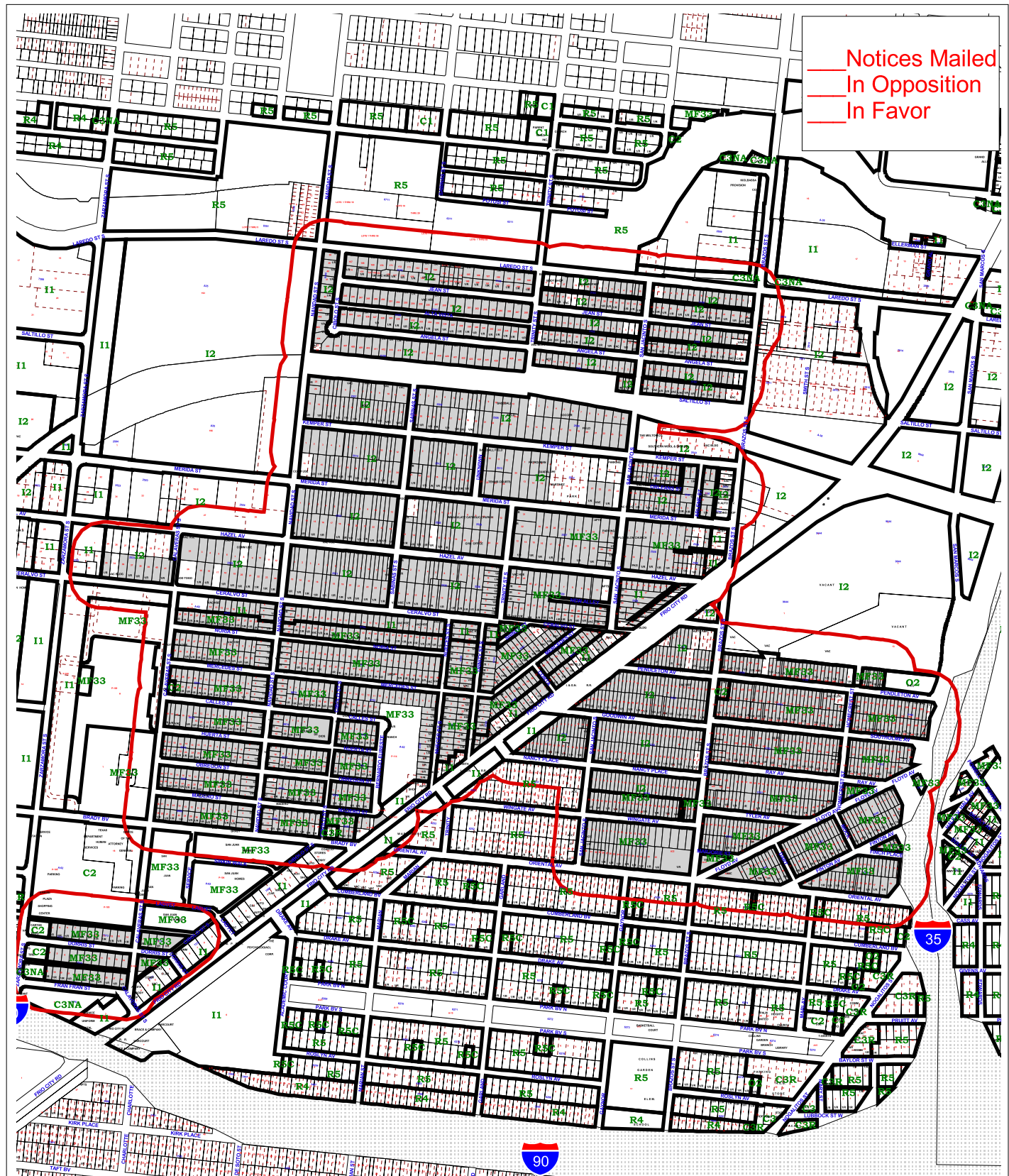
**Neighborhood Association:** Collins Gardens Neighborhood Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. "R-4" Residential Single-Family District is compatible with the currently existing land use of the neighborhood.

**FINAL**



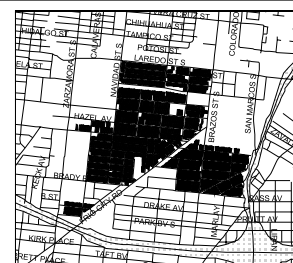
## ZONING CASE: **Z2002-131**

City Council District NO. 5  
Requested Zoning Change  
From: "MF-33, I-1, I-2" To: "R-4"  
Date: AUG. 20, 2002  
Scale: 1" = 800'

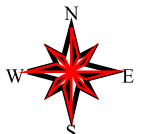
 Subject Property

 200' Notification

C:\jul\_16\_2002\_2



T-20



**FINAL**

# CASE NO: Z2002132

**Date:** August 20, 2002

Continued from August 6, 2002

**Council District:** 7

**Ferguson Map:** 581 E6

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Phillip & Nancy Calderon

**Owner Name:**

Larry B Casas

**Zoning Request:** From "R-4" Residential Single-Family District to "R-4 C" Residential Single-Family District with Conditional Use for an Insurance Office.

**Property Location:** Lot 1 and the south 1 ft. of lot 2, NCB 8572

211 Babcock

Northeast corner of Babcock Rd. and Laddie Place

**Proposal:** to allow an insurance office

**Neighborhood Association:** Maverick Neighborhood Association

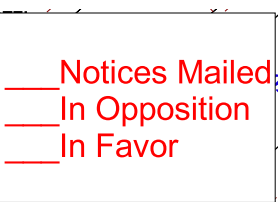
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The Near Northwest Community Plan recommends Urban Low-density Residential Development at this location. This property is part of a residential subdivision. Approval of the requested zoning will encourage encroachment of commercial development in the subdivision.



**FINAL**



City Council District NO. 7  
Requested Zoning Change  
From: "R-4" To: "**R-4 C**"  
Date: **August 20, 2002**  
Scale: 1" = 200"

**200' Notification**

A map showing the intersection of Laddie Place, Erickson, Babcock, and Cromwell. A black triangle marks the intersection of Laddie Place and Babcock.

**FINAL**

# CASE NO: Z2002133 S

**Date:** August 20, 2002

Continued from August 6, 2002

**Council District:** 9

**Ferguson Map:** 482 E5

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Rita Brown

**Owner Name:**

Rita Brown

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a gymnasium.

**Property Location:** Lot 2 & 3, Block 8, NCB 19217  
21756/21750 Hardy Oak Blvd.

**Proposal:** Develop an office and a gymnasium

**Neighborhood Association:** Stone Oak Property Owners Association

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently vacant and zoned "C-2 ERZD". The subject property has existing "C-2 ERZD" zoning and uses to the west, east and south. The proposed zoning of "C-2 S ERZD" for a gymnasium is compatible at this location and will not adversely affect the area.

**FINAL**

\_\_\_\_ Notices Mailed  
 \_\_\_\_ In Opposition  
 \_\_\_\_ In Favor

**VACANT**

P-25

**C2**  
**E.R.Z.D.**

## VACANT

**R6  
P.U.D.  
E.R.Z.D**

**P-2**

VACANT

## KIDS & KIDS

**VACANT**

**HARDY OAK**

OFFICE BLDG

OFFICE BLDG

OFFICE BLDG

OFFICE BLDG

**C2**  
**E.R.Z.D.**

**C2 E.R.Z.D.**

**VACANT**

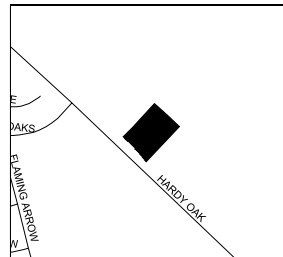
# ZONING CASE: Z2002-133

City Council District NO. 9  
Requested Zoning Change  
From: "C-2" To: "C-2 S"  
Date: AUG. 6, 2002  
Scale: 1" = 200"

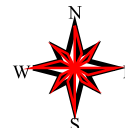
 Subject Property

**200' Notification**

**c:\AUG. 6, 2002**



T- 15  
E-5  
p.482





**FINAL**

# CASE NO: Z2002136

**Date:** August 20, 2002

Continuance from August 6, 2002

**Council District:** 4

**Ferguson Map:** 684-C4

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

**Owner Name:**

Hillstar Investments, Ltd.

Hillstar Investments, Ltd.

**Zoning Request:** From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

**Property Location:** Lot P-11A, NCB 15069  
SW Loop 410 at State Hwy 16 South

**Proposal:** To permit a minimum lot size of 5,000 sq. ft.

**Neighborhood Association:** South Southwest

**Traffic Impact Statement:** A traffic impact analysis is not required.

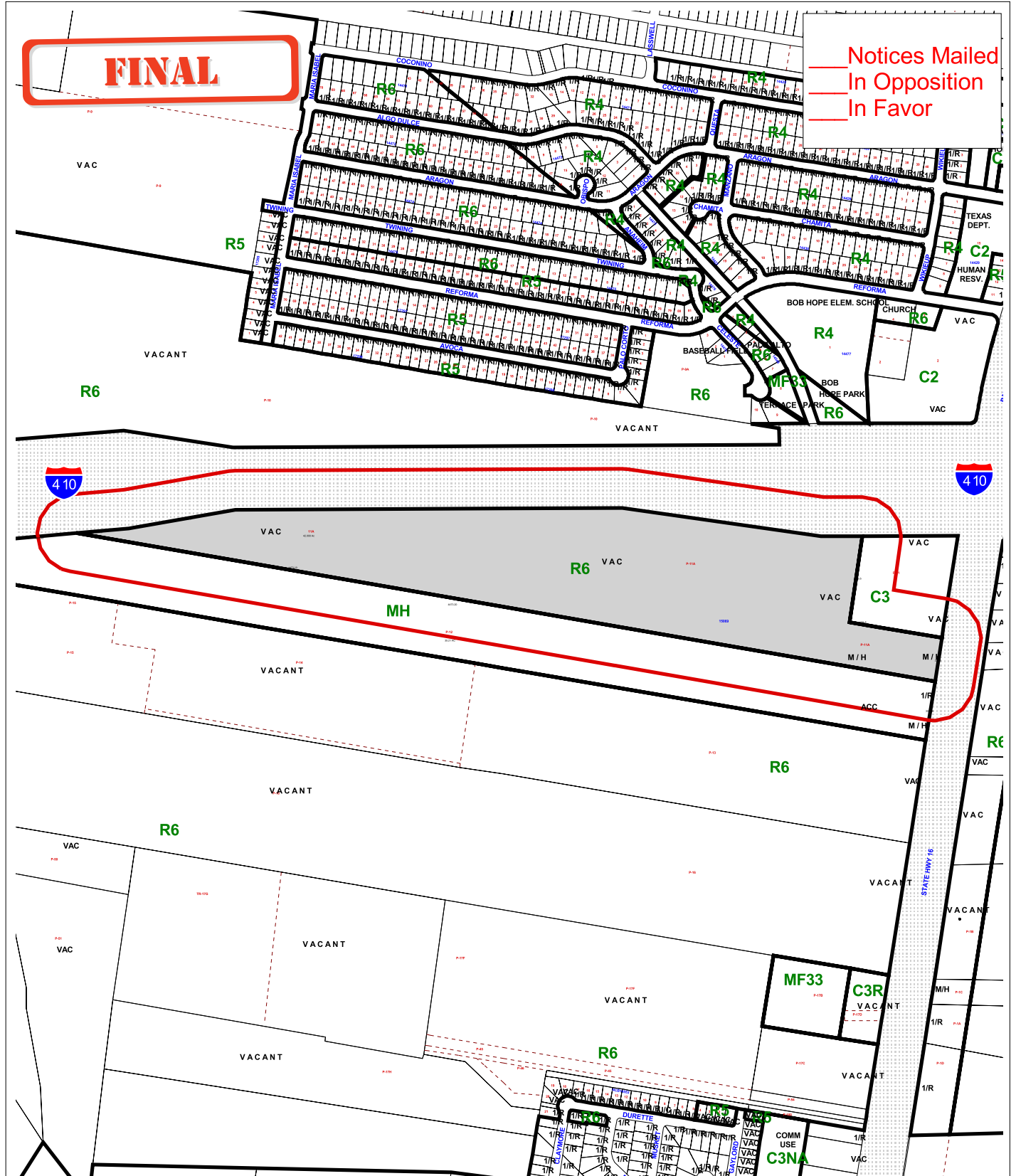
**Staff Recommendation:**

Approval. The subject property is currently vacant, zoned "R-6" and surrounded by Loop 410 to the north and "MH" zoning to the south.

The request of "R-5" on the 42.00 acres is appropriate at this location, furthermore residential zoning and uses are compatible with the area.

**FINAL**

Notices Mailed  
In Opposition  
In Favor



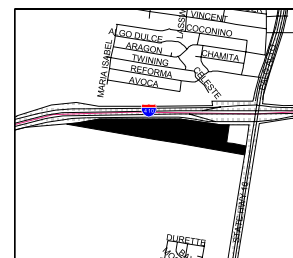
## ZONING CASE: Z2002-136

City Council District NO. 4  
Requested Zoning Change  
From: "R-6" To: "R-5"  
Date: AUG. 6, 2002  
Scale: 1" = 700"

Subject Property

200' Notification

c:\aug\_6\_2002\_1



T- 15  
C-4  
p.681



**FINAL**

# CASE NO: Z2002137

**Date:** August 20, 2002

Continuance from August 6, 2002

**Council District:** 4

**Ferguson Map:** 684-C4

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

**Owner Name:**

Hillstar Investments, Ltd.

Hillstar Investments, LTD

**Zoning Request:** From "C-2" Commercial District and "NP-10" Neighborhood Preservation District to "R-5" Residential Single-Family District.

**Property Location:** Lot NW Irr 500' of P-40, NCB 14568

SW Loop 410 east of Somerset Rd.

**Proposal:** To permit single family residential development with a minimum lot size of 5,000 sq. ft.

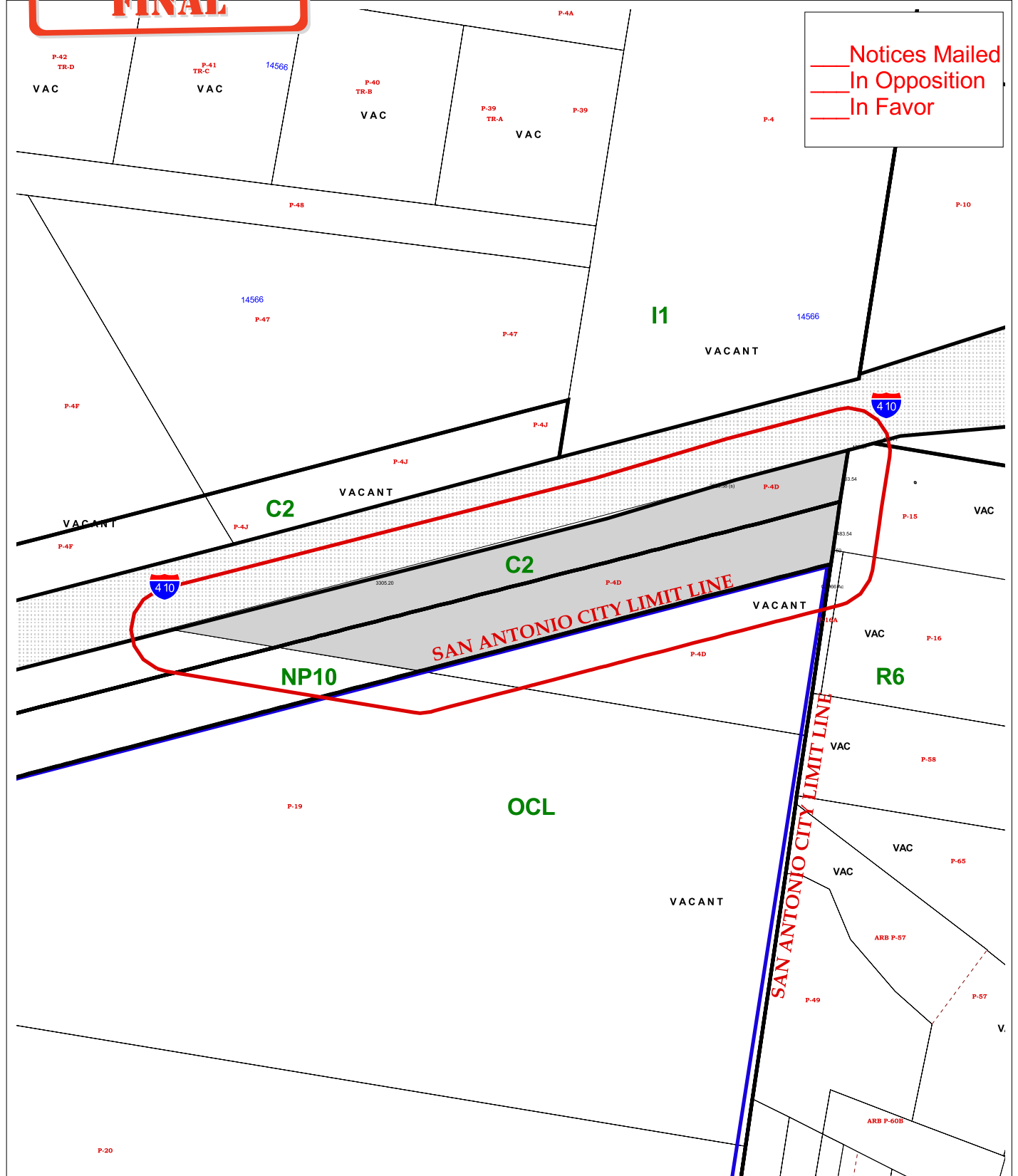
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The proposal is not compatible or consistent with development in the area. Limited access and transportation patterns to the subject property does not encourage development.

**FINAL**



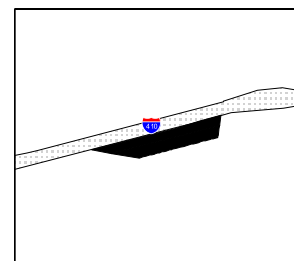
**ZONING CASE: Z2001-137**

City Council District NO. 4  
Requested Zoning Change  
From: "C-2, NP-10" To: "R-5"  
Date: AUG. 6, 2002  
Scale: 1" = 600"

Subject Property

200' Notification

C:\AUG\_6\_2002\_1



T- 16  
A-4  
p.681



**FINAL**

# CASE NO: Z2002140

**Date:** August 20, 2002

Continued from August 6, 2002

**Council District:** 6

**Ferguson Map:** 612 D2

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

**Owner Name:**

Westover Hills Development, Inc.

Robert Geringer

**Zoning Request:** From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District.

**Property Location:** P-9E, NCB 34400

West Military Drive @ Rousseau Street

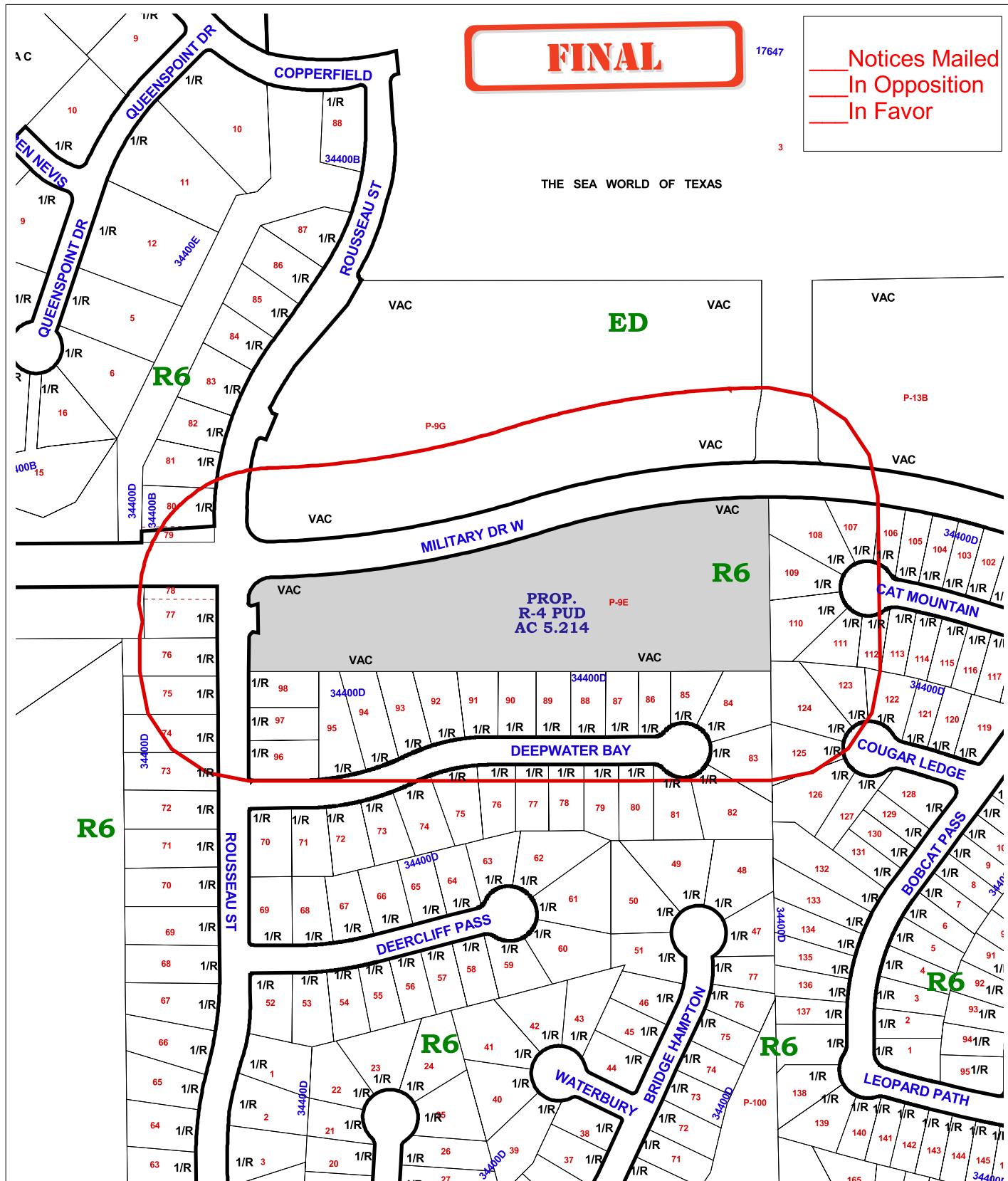
**Proposal:** Develop single family residential

**Neighborhood Association:** Oak Creek NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is a large vacant tract of land with existing "R-6" zoning and uses to the west, east and south. The request of "R-4 PUD" is appropriate at this location and is consistent and compatible with the surrounding area. However, the proposed development must meet the PUD requirements and require approval by the Planning Commission.



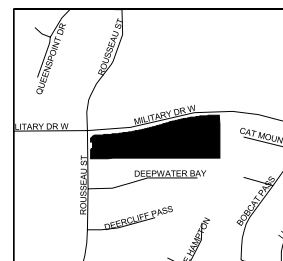
## ZONING CASE: Z2002-140

City Council District NO. 6  
 Requested Zoning Change  
 From: "R-6" To: "R-4PUD"  
 Date: AUG. 8, 2002  
 Scale: 1" = 250"

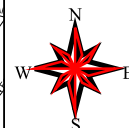
Subject Property

200' Notification

C:\JUL\_16\_2002\_3



T-15  
 B-2  
 p.612



**FINAL**

# CASE NO: Z2002143

**Date:** August 20, 2002

Continued from August 6, 2002

**Council District:** 8

**Ferguson Map:** 513 E7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Andres Rosas

**Owner Name:**

Andres Rosas

**Zoning Request:** From "R-6 ERZD PUD" Residential Single Family Edwards Recharge Zone Planned Unit Development District to "MF-25 ERZD" Multi Family Edwards Recharge Zone District.

**Property Location:** P-127 T, NCB 14865  
7280 UTSA Blvd. @ Babcock Road.

**Proposal:** Develop property as a condominium complex

**Neighborhood Association:** College Park NA

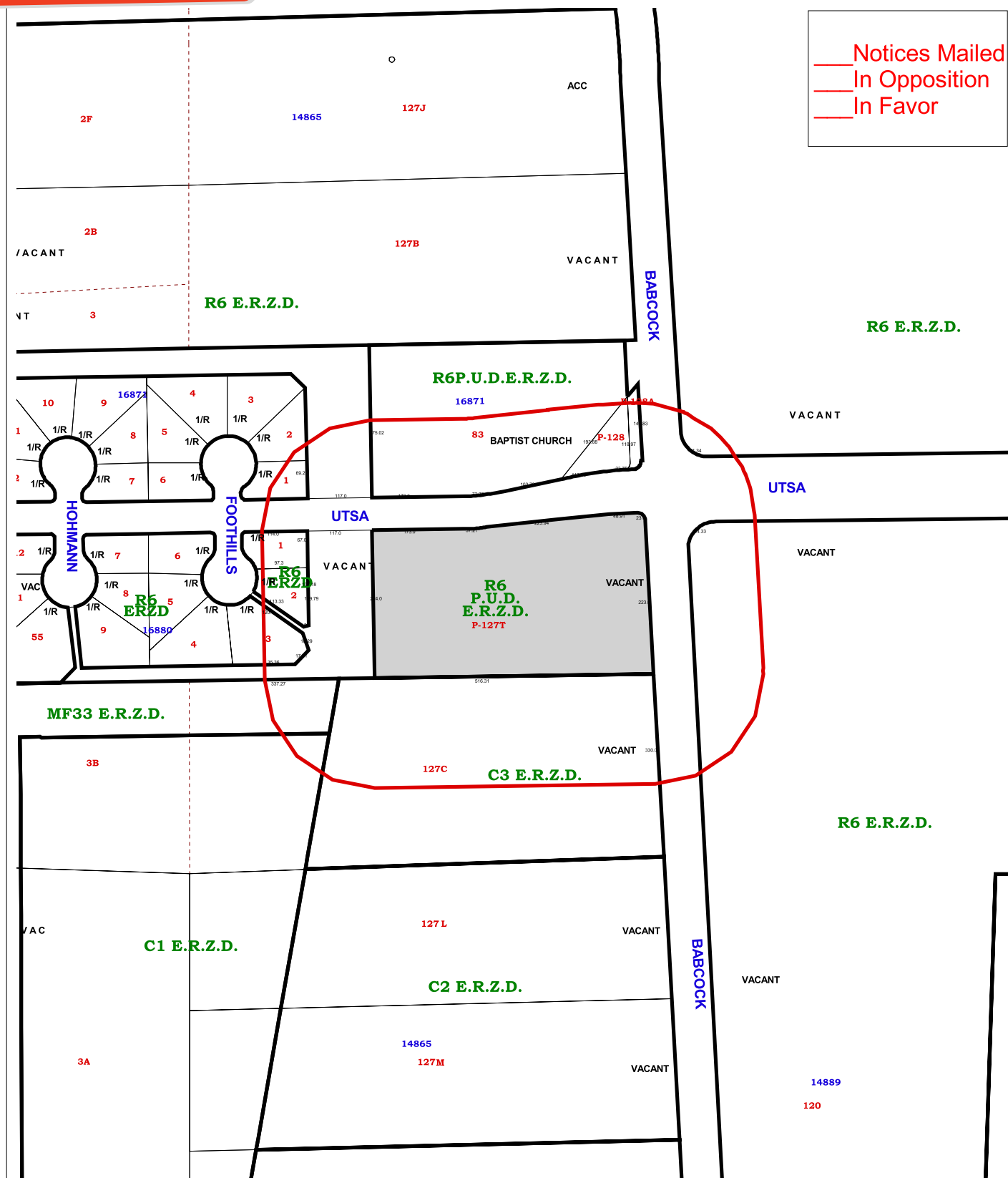
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is a large vacant tract of land located on the southwest corner of UTSA Blvd and Babcock Road. The subject property has existing "R-6 ERZD" zoning to the north, east and west and "C-3 ERZD" zoning to the south. The requested zoning is compatible with the surrounding area.

**FINAL**

\_\_\_\_ Notices Mailed  
\_\_\_\_ In Opposition  
\_\_\_\_ In Favor



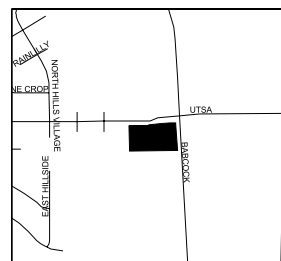
**ZONING CASE: Z2002-143**

City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "MF-25"  
Date: AUG. 6, 2002  
Scale: 1" = 250"

 Subject Property

 200' Notification

c:\aug\_6\_2002\_1



T- 16  
D-7  
p.514





**FINAL**

# CASE NO: Z2002144

**Date:** August 20, 2002

**Council District:** 7

**Ferguson Map:** 579 E5

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

John T. Saunders

**Owner Name:**

Dallas K Daughtry & Assoc.

**Zoning Request:** From "O-2" Office District to "C-3" Commercial District on 1.100 acres out NCB 15005; From "C-2" Commercial District to "C-3" Commercial District on 9.442 acres out of NCB 15005 and out of lot 3, NCB 18670; and from "C-2" Commercial District and "O-2" Office District to "C-3 S" Commercial District on 6.049 acres with a Specific Use Authorization for mini-storage facility over 2.5 acres

**Property Location:** NCB 15005, lot 3, NCB 18670

Heath Road and Grissom Road

**Proposal:** To expand existing storage facility

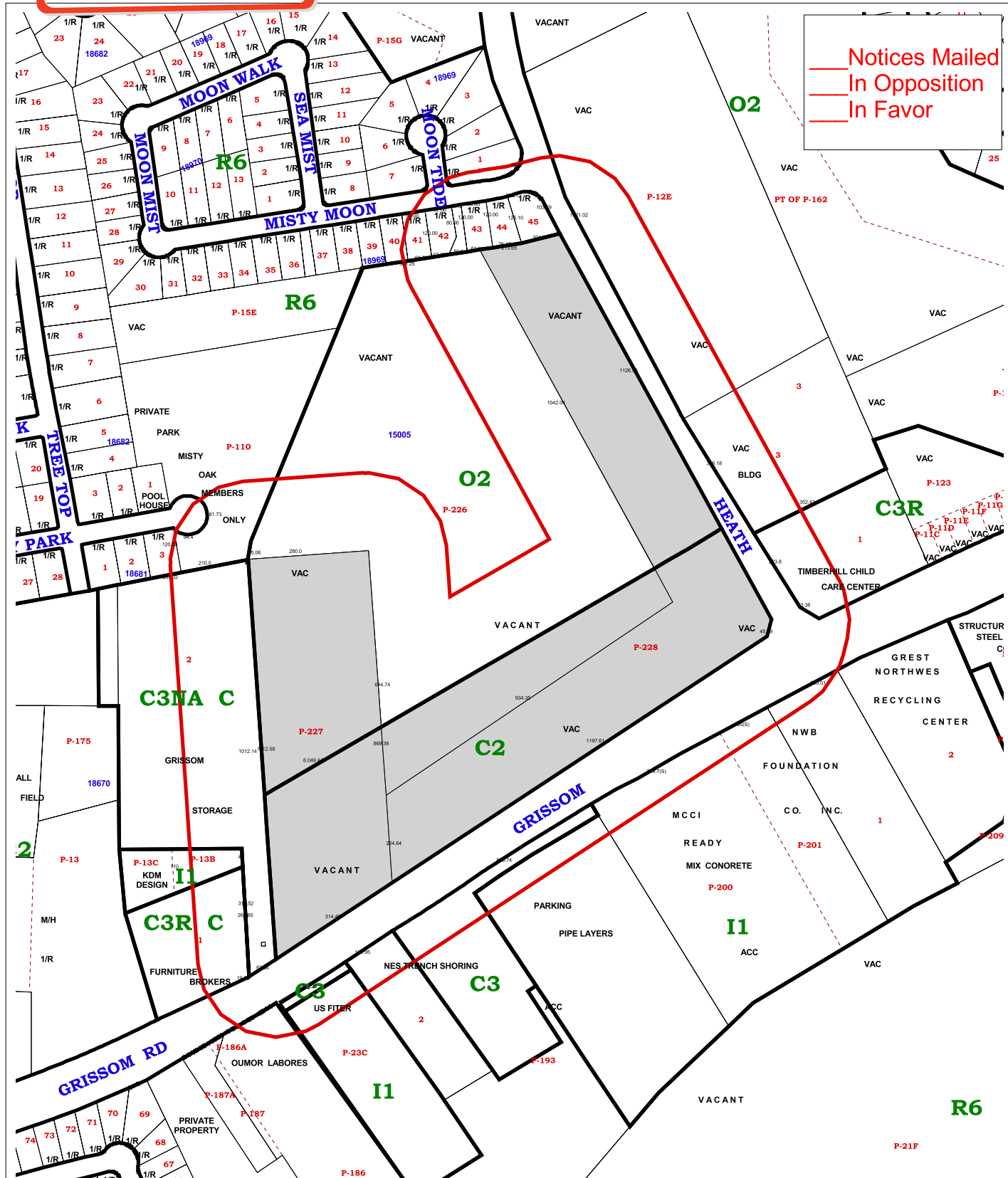
**Neighborhood Association:**

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval of "C-3S" as requested on 6.049 acres and approval of "C-3" on 10.542 acres. The subject property falls within the Northwest Community Plan which designates this area for Commercial uses. The subject property is vacant and fronts on Grissom Road, a secondary arterial on the Major Thoroughfare Plan. The proposal of "C-3" along Grissom Road would not adversely affect the surrounding area which includes a mixture of commercial zoning and industrial zoning and uses.

**FINAL**



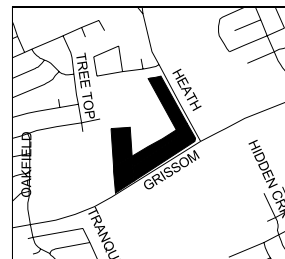
☒ Notices Mailed  
☐ In Opposition  
☐ In Favor

## ZONING CASE: **Z2002-144**

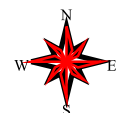
City Council District NO. 7  
 Requested Zoning Change  
 From: "C-2" To: "C-3 SUP"  
 Date: AUG. 20, 2001  
 Scale: 1" = 350"

Subject Property  
 200' Notification

C:\AUG\_20\_2002



T- 16  
 E-5  
 p.579



**FINAL**

# CASE NO: Z2002145

**Date:** August 20, 2002

**Council District:** 8

**Ferguson Map:** 547 D7

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

John T. Saunders

**Owner Name:**

Sandra S. Garcia

**Zoning Request:** From "R-6" Residential Single Family District to "C-2" Commercial District.

**Property Location:** Lot 8, NCB 17946

Bandera Road. @ Perservation Drive

**Proposal:** To permit office & retail uses

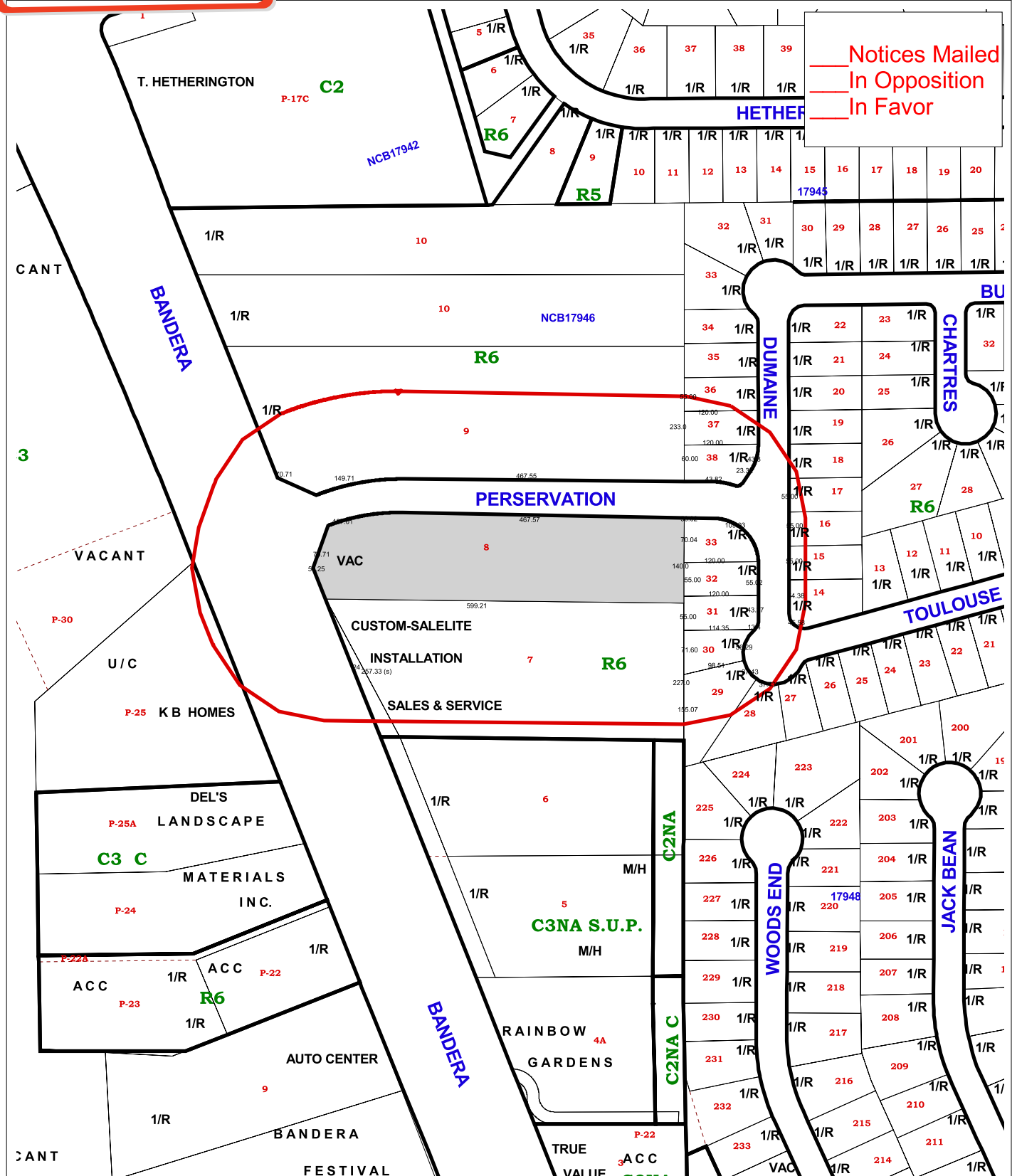
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is vacant and fronts on Bandera Road, a primary arterial on the Major Thoroughfare Plan. The proposal of "C-2" at this location would not adversely affect the surrounding area which includes a mixture of commercial and residential zoning and uses.

# FINAL



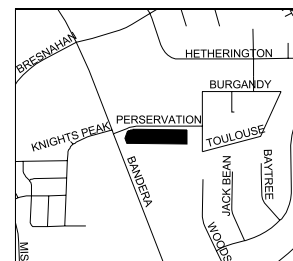
**ZONING CASE: Z2002-145**

City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "C-2"  
Date: AUG. 20, 2002  
Scale: 1" = 200"

#### Subject Property

**200' Notification**

C:\AUG\_20\_2002



T- 16  
E-7  
p.547



**FINAL**

# CASE NO: Z2002146

**Date:** August 20, 2002

**Council District:** 8

**Ferguson Map:** 549 B7

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

David Olle

**Owner Name:**

David Olle

**Zoning Request:** From "C-2" Commercial District to "PUD" Planned Unit Development.

**Property Location:** Lot 4, Block 6, NCB 14445

Bluffcreek Dr. at Bluffdale

**Proposal:** To obtain PUD designation

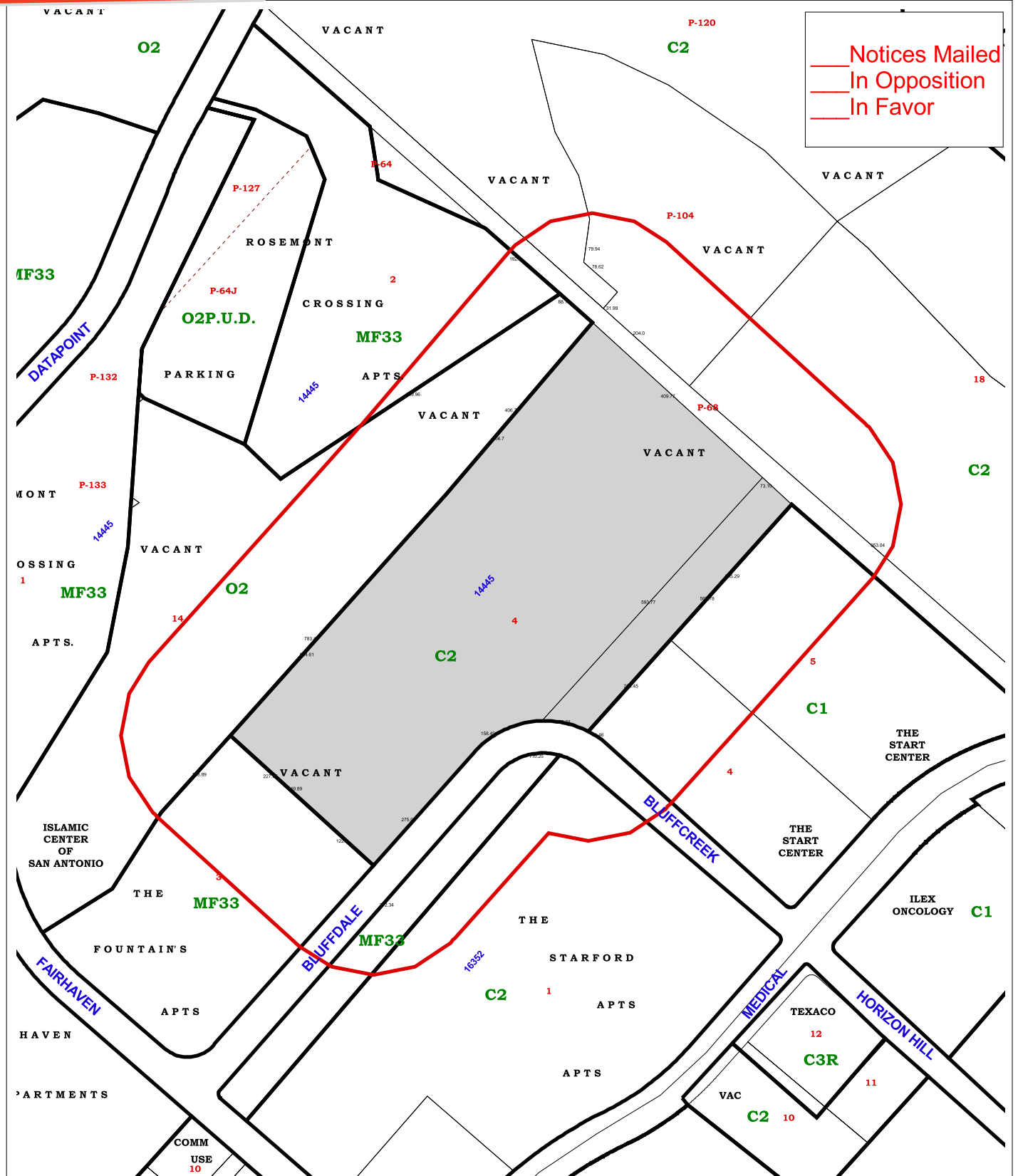
**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is required.

**Staff Recommendation:**

Approval. All of the adjacent property is zoned and developed for commercial uses or apartments. As a condition of PUD zoning, development shall be restricted to the medical and professional services permitted, by right, in the "C-2" Commercial District.

**FINAL**



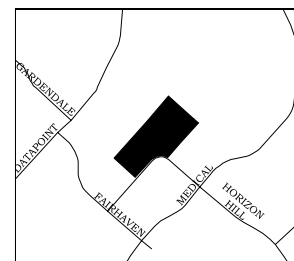
## ZONING CASE: **Z2002-146**

City Council District NO. 8  
Requested Zoning Change  
From: "C-2" To: "PUD"  
Date: AUG. 20, 2002  
Scale: 1" = 250"

 Subject Property

 200' Notification

C:\AUG\_20\_2002



T- 16  
B-7  
p.549



**FINAL**

# CASE NO: Z2002148

**Date:** August 20, 2002

**Council District:** 6

**Ferguson Map:** 613 D6

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Big Fish Development

**Owner Name:**

F. Turner Bowman

**Zoning Request:** From "R-6" Residential Single Family District to "R-4 PUD" Residential Single Family Planned Unit Development District.

**Property Location:** Lot P-26F P-27, NCB 15363

Meadow Way Drive, south of Meadow Trail

**Proposal:** A private single family development

**Neighborhood Association:** Meadow Village NA

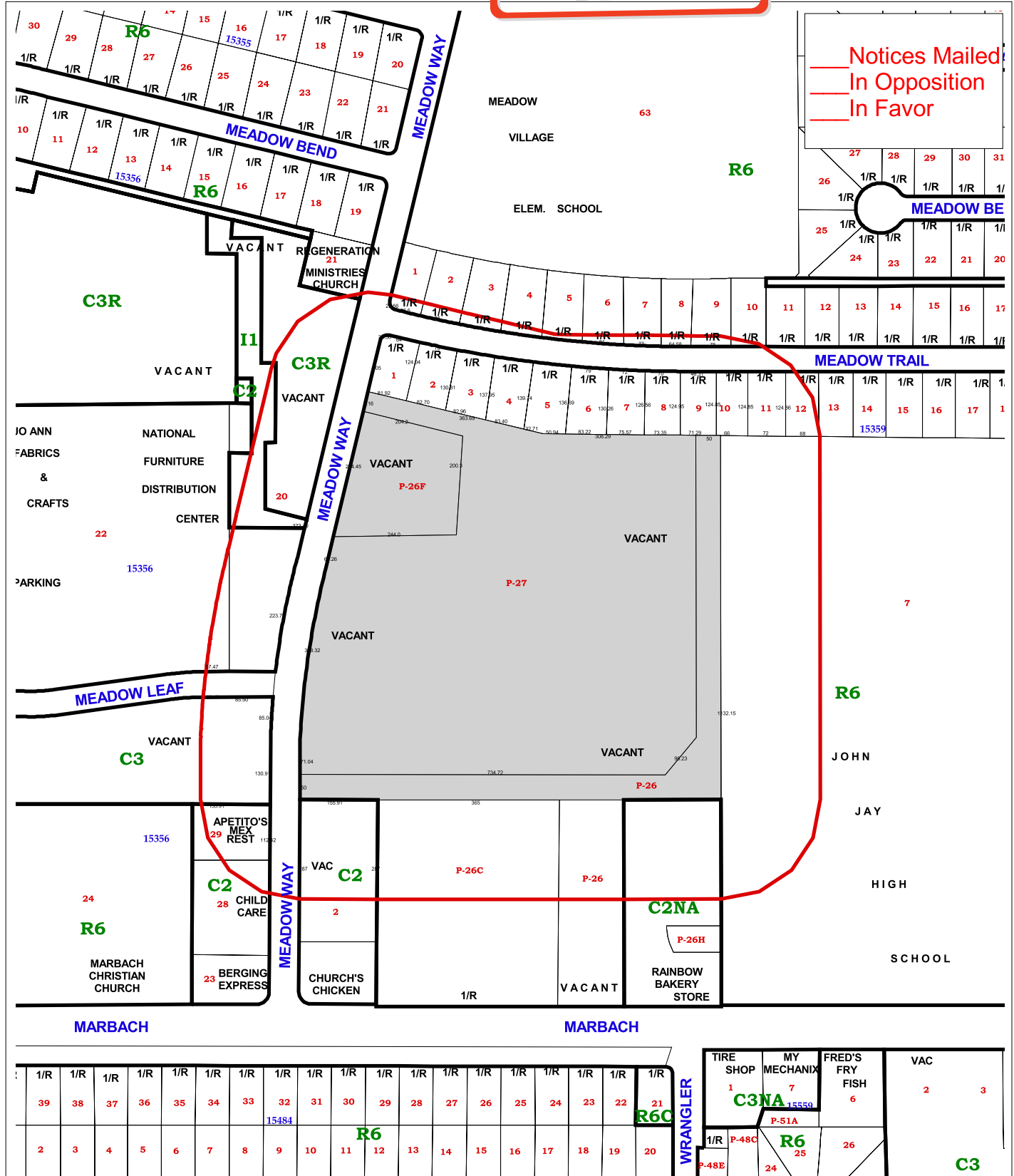
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The Meadow Village Neighborhood Plan encourages and promotes zoning regulations which will conserve the present residential character. The subject property is vacant and has an existing "R-6" zoning to the north, east and south. The request of "R-4 PUD" is appropriate and compatible at this location, however, the proposed development must meet the PUD requirements and require approval by the Planning Commission.

**FINAL**

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

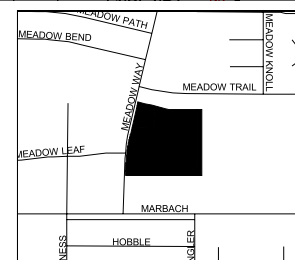


**ZONING CASE: Z2002-148**

City Council District NO. 6  
Requested Zoning Change  
From: "R-6" To: "R-4 PUD"  
Date: AUG. 20, 2002  
Scale: 1" = 300"

 Subject Property

**200' Notification**



T- 20  
D-6  
p.613



C:\AUG\_20\_2002



**FINAL**

# CASE NO: Z2002149

**Date:** August 20, 2002

**Council District:** 6

**Ferguson Map:** 579 B4

**Case Manager :** Fred Kaiser 207-7942

**Applicant Name:**

Lancaster Development Co.

**Owner Name:**

William W. Robbins D.O., P.A./Profit Sharing &  
Trust-Trustee

**Zoning Request:** From "O-2" Office to "R-4" Residential Single-Family District.

**Property Location:** Lots P-10A and P-169, NCB 18792

Timber Path at Timberwilde

**Proposal:** To allow property to be utilized for single family dwellings

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The Northwest Community Plan indicates commercial development at this location. The Northwest Community Plan is listed in the UDC as requiring agreement with the plan for rezoning unless the plan is repealed or superseded by an amendment.

**FINAL**



City Council District NO. 6  
Requested Zoning Change  
From: "O-2" To: "R-4"  
Date: AUG. 20, 2002  
Scale: 1" = 300"

**200' Notification**

T- 16  
A,B-4  
p.579



**FINAL**

**CASE NO: Z2002150**

**Date:** August 20, 2002

**Council District:** 9

**Ferguson Map:** 517 C1

**Case Manager :** Christie Rustad 207-8389

**Applicant Name:**

Jack Guenther/Ironwood Partners

**Owner Name:**

Jack Guenther/Ironwood Partners

**Zoning Request:** From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-3 ERZD" Commercial Edwards Recharge Zone District.

**Property Location:** 55.32 acres out of NCB 15671

1900 Block of Redland Road

Southeast corner of the intersection of Redland Road and U.S. Highway 281

**Proposal:** To allow for commercial use.

**Neighborhood Association:** None

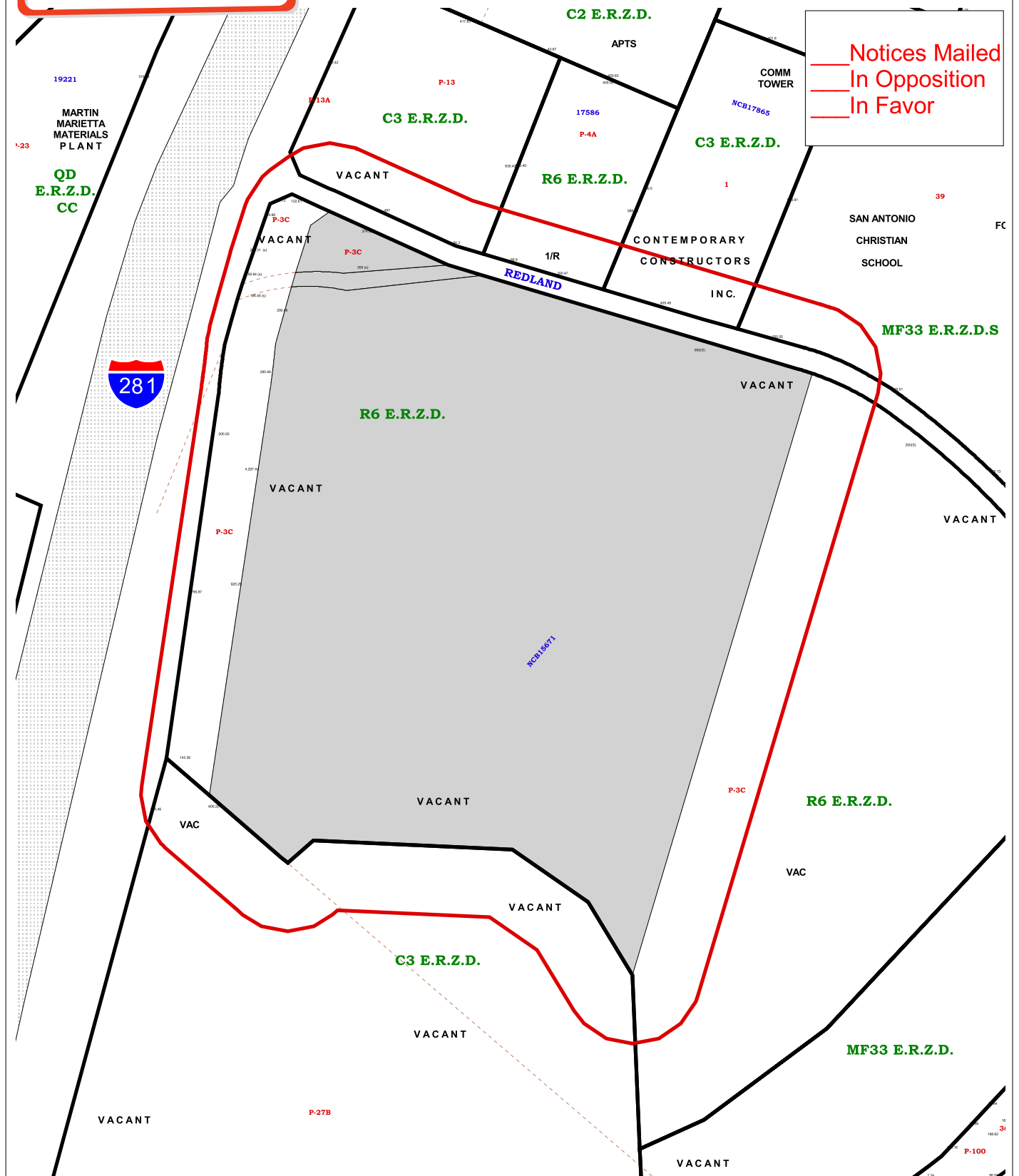
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval.

The subject property is located at the intersection of the major arterial Redland Road and U.S. Highway 281 North. "C-3" Commercial zoning is encouraged at the intersection of major arterials and expressways. The subject property is surrounded by "C-3" commercial zoning. The requested zone change is appropriate at this location.

**FINAL**



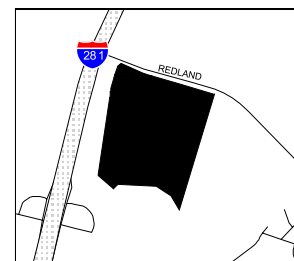
Notices Mailed  
In Opposition  
In Favor

## ZONING CASE: **Z2002-150**

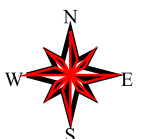
City Council District NO. 9  
Requested Zoning Change  
From: "C-2 ERZD" To: "C-3 ERZD"  
Date: AUG. 20, 2002  
Scale: 1" = 400"

Subject Property

200' Notification



T- 2  
C-1  
p. 517



C:\AUG\_20\_2002

**FINAL**

# CASE NO: Z2002151

**Date:** August 20, 2002

**Council District:** 2

**Ferguson Map:** 585 C1

**Case Manager :** Richard Ramirez 207-5018

**Applicant Name:**

Kaufman & Associates, Inc.

**Owner Name:**

Dial-Eisenhauer Limited partnership ("Dial")/Zachry Realty, Inc. ("Zachry")/Quantum Self Storage LLLP ("Quantum")

**Zoning Request:** From "R-6" Residential Single Family District to "C-3" Commercial District on 75.89 acres out of NCB 15894, 15827, 15826; From "R-6" Residential Single Family District to "L" Light Industrial District on 5.886 acres NCB 15894; and From "R-6" Residential Single Family District to "BP" Business Park District on 96.856 acres out of NCB 15894, 15827

**Property Location:**

Eisenhauer Road and Walzem Road.

**Proposal:** To allow for development of a business park, a mini-warehouse & commercial retail

**Neighborhood Association:** None

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

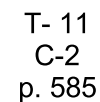
Approval. The subject properties are currently vacant and are zoned residential. The properties front along Eisenhauer Road and Walzem Road which are secondary arterials on the Major Thoroughfare Plan. "C-3" zoning is encouraged at major commercial nodes and is encouraged at major intersection and freeways. This request for change of zoning from "R-6" zoning to "BP", "C-3" and "L" zoning will not adversely affect the area.

**FINAL**



City Council District NO. 2  
Requested Zoning Change  
From: "R-6" To: "C-3,L,BP"  
Date: AUG. 20, 2002  
Scale: 1" = 700"

**200' Notification**



C:\AUG\_20\_2002\_1

**FINAL**

# CASE NO: Z2002152

**Date:** August 20, 2002

**Council District:** 4

**Ferguson Map:** 647 F6 & 648 A6

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

FAMCO Construction, Inc.

**Owner Name:**

FAMCO Construction

**Zoning Request:** From "R-6" Residential Single Family District to "R-4" Residential Single Family District.

**Property Location:** Lot P-5 & P-37, NCB 15210

South on Medina Base Road, east of Palm Valley Drive

**Proposal:** To create a community of more affordable lots

**Neighborhood Association:** People Active in Community Effort NA

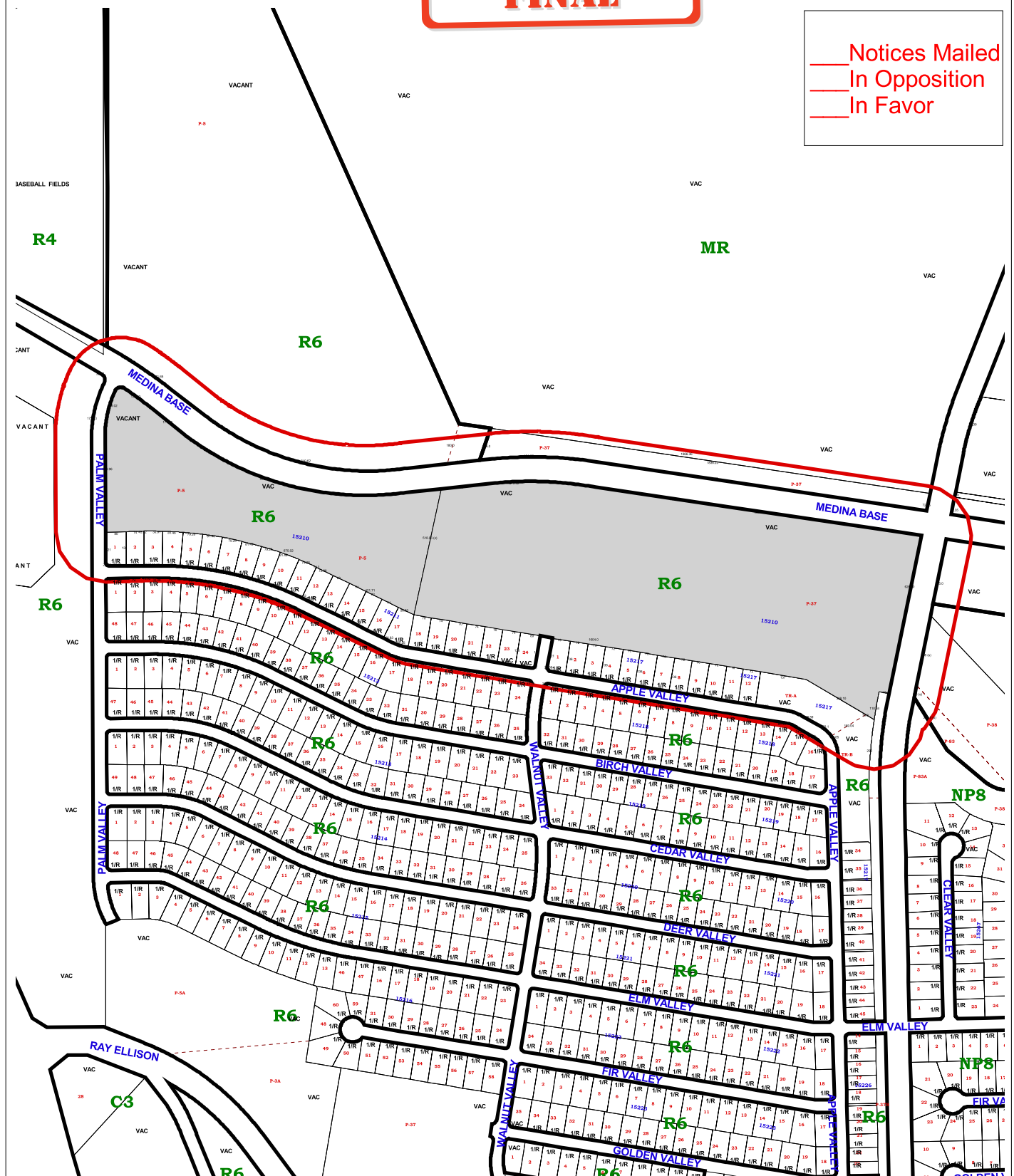
**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is zoned "R-6", currently vacant and is adjacent to a large residential subdivision to the south. he proposal of "R-4" is appropriate and compatible at this location, furthermore this site is desireable for single family development.

**FINAL**

\_\_\_ Notices Mailed  
\_\_\_ In Opposition  
\_\_\_ In Favor



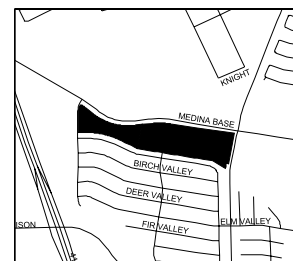
## ZONING CASE: Z2002-152

City Council District NO. 4  
Requested Zoning Change  
From: "R-6" To: "R-4"  
Date: AUG. 20, 2002  
Scale: 1" = 600"

■ Subject Property

○ 200' Notification

C:\AUG\_20\_2002\_1



T- 19  
B-6  
p. 648





**FINAL**

# CASE NO: Z2002154

**Date:** August 20, 2002

**Council District:** 9

**Ferguson Map:** 550 D 8

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

Jack in the Box, Inc.

**Owner Name:**

HPRI San Pedro Drive Inn, LP

**Zoning Request:** From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization for an automatic car wash.

**Property Location:** 0.0300 acre tract of land out of Lot 18, NCB 12025

7100 San Pedro Avenue

**Proposal:** To allow for the construction of a single bay automatic car wash

**Neighborhood Association:** Shearer Hills/Ridgewood NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The North Central Community Plan recommends this location for Mixed Use which includes retail, service, office and entertainment. The subject property is currently zoned "C-2" and fronts on San Pedro Ave., a primary arterial on the Major Thoroughfare Plan. The subject property has existing commercial zoning to the north, west and south. "MF-33" is located east of the subject property. The proposal of a "C-2 S" for an automatic car wash bay is consistent and will not adversely affect the surrounding area.



**FINAL**

# CASE NO: Z2002155

**Date:** August 20, 2002

**Council District:** 1

**Ferguson Map:** 616 F 1

**Case Manager :** David Arciniega 207-5876

**Applicant Name:**

City of San Antonio

**Owner Name:**

Lisa Guerra

**Zoning Request:** From "R-6" Residential Single Family District to "R-4" Residential Single Family District.

**Property Location:** Lot 37, NCB 852  
475 - 479 E. Magnolia Ave

**Proposal:** Two residences on subject property

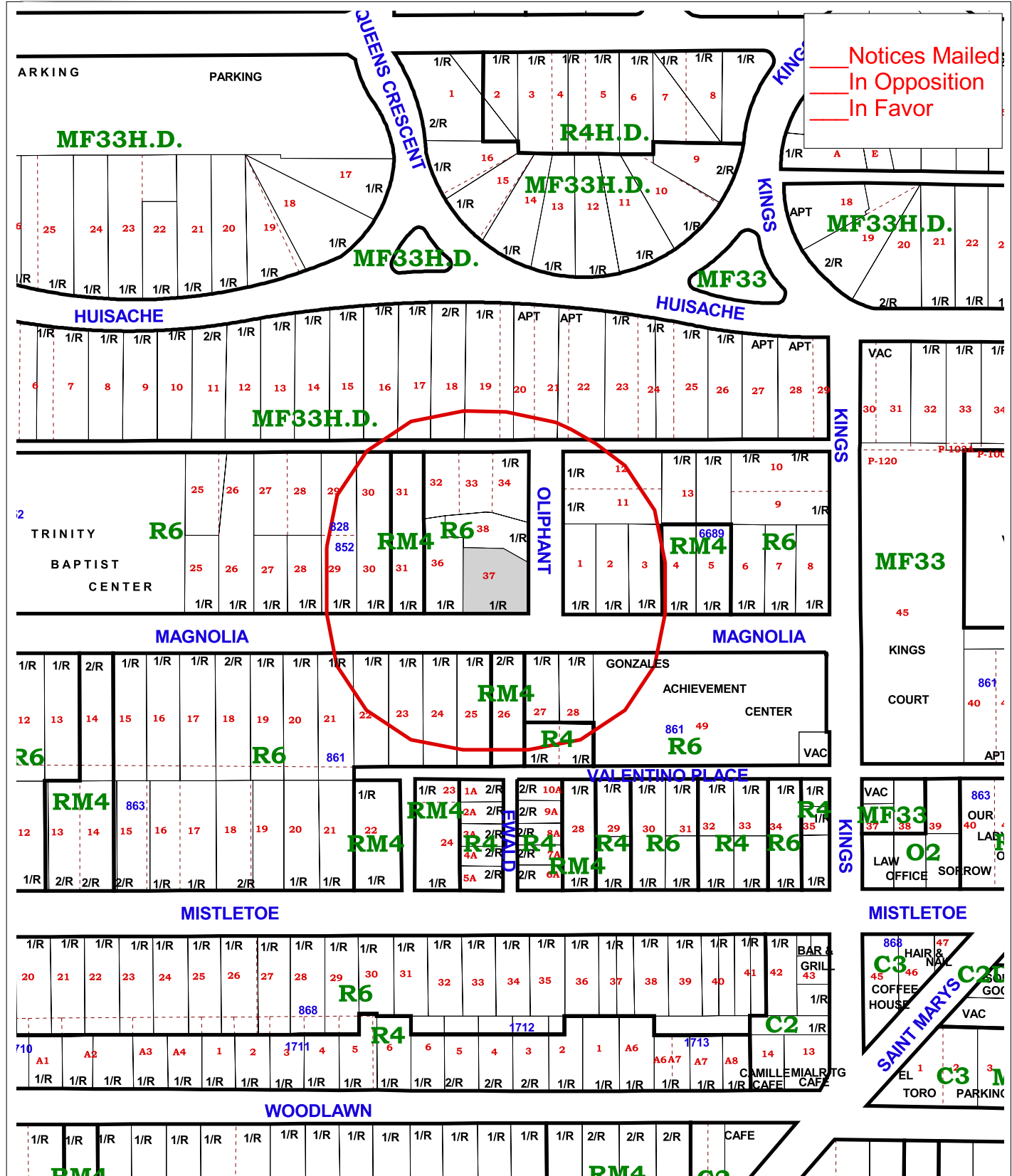
**Neighborhood Association:** Monte Vista NA

**Traffic Impact Statement:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The Tobin Hill Neighborhood Plan recommends this area for Residential Use. The surrounding area is strictly residential in character.

# FINAL



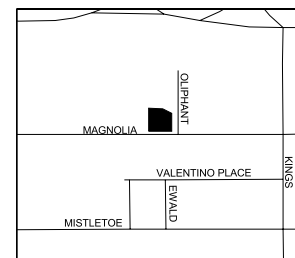
## ZONING CASE: Z2002-155

City Council District NO. 1  
 Requested Zoning Change  
 From: "R-6" To: "R-4"  
 Date: AUG. 20, 2002  
 Scale: 1" = 200"

Subject Property

200' Notification

C:\AUG\_20\_2002\_1



T- 17  
 F-1  
 p. 616

